



Landscape and Visual Baseline Report

**Fair Oak North
Eastleigh Borough**

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1 Introduction

Overview

- 1.1 This Landscape and Visual Baseline Report (LVBR) has been prepared by Deacon Design on behalf of Highwood Land LLP for the Fair Oak North development.
- 1.2 At the time of writing this report the emerging site allocation proposals are not finalised, and this report has been prepared to inform the site master planning process.
- 1.3 For the purpose of this report, it is assumed that the proposed development comprises circa 6,000 homes, strategic transport infrastructure (new distributor road), strategic Green Infrastructure, community infrastructure (including schools), employment uses and new District and Local Centres.
- 1.4 The main aims of the LVBR are as follows:
 - Review the planning policy context for the site in relation to landscape and visual matters;
 - To identify the landscape baseline conditions of the application site and its surroundings through a desktop study and field surveys; and
 - Inform the strategic development framework and masterplan to avoid or minimise adverse environmental effects, provide appropriate landscape enhancements and to create a strategic development that would link with the surrounding area and the Borough's strategic Green Infrastructure.

2 Planning Context

Introduction

- 2.1 The application site is located within the Eastleigh Borough and the Winchester District. The application site in relation to administrative boundaries is shown in Figure **DD159_PL1**.
- 2.2 The majority of the proposed development is located within the Eastleigh Borough. Part of the application site around Brambridge and immediately south of Park Hills Wood are located within the Winchester District.
- 2.3 The adopted development plans relevant to the application site are:
- Eastleigh Borough Local Plan Review 2001-2011 (adopted May 2006 – saved policies); and
 - Development Plan for the Winchester District including the saved policies in the Winchester District Local Plan Review 2006 and the adopted policies from the Joint Core Strategy (adopted March 2013).
- 2.4 The relevant policies from the Eastleigh Borough Local Plan 2011-2029 Revised Pre-submission, February 2014, are also taken into consideration, however, this emerging local plan has a draft status and is has not been adopted. Relevant national policies are also taken into consideration.
- 2.5 Cultural heritage and ecological policies are discussed in heritage and ecological assessments.
- 2.6 The proposed development including built environment and landscape proposals should prepared in line with the relevant planning policy. The following legislation, planning policy and guidance provide the legislative and planning framework for the protection and conservation within the application site and the study area, where there is relevance to landscape and visual matters.
- 2.7 The relevant national and local policies summarised below are quoted in full in **Appendix 3**.
- 2.8 Landscape and other relevant designations are discussed in the landscape baseline.

National Policy

National Planning Policy Framework

- 2.9 The National Planning Policy Framework (NPPF) provides Government's overarching policy for promoting sustainable development in local communities. At the heart of

the NPPF is a presumption in favour of sustainable development and this should be at the core of plan making and decision taking. For decision taking this means that approving proposals that accord with the development plan, or where these are absent or out of date, granting permission unless doing so would create adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against policies within the NPPF.

- 2.10 The NPPF sets out twelve core planning principles (paragraph 17), which stress the importance of meeting high design and amenity standards in planning, recognising the character and beauty of the countryside, supporting thriving rural communities, conserving and enhancing the natural environment and conserving heritage assets in a manner appropriate to their significance. In addition to the core policies, the most relevant sections of the NPPF are as follows:
- Section 7: Requiring good design (paragraphs 56, 58 and 61);
 - Section 11: Conserving and Enhancing the Natural Environment (paragraphs 109, 113 and 117); and
 - Section 12: Conserving and Enhancing the Historic Environment (paragraph 128).

National Planning Policy Guidance

- 2.11 The National Planning Policy Guidance (NPPG) supports the NPPF and the key section relevant to the LVBR is Landscape Character (Paragraph: 001 Reference ID: 8-001-20140306).

Regional Policy

- 2.12 The South East Plan was formally revoked in 2013 and as such is not a material consideration for this planning application.

Local Policy

Eastleigh Borough

- 2.13 The saved policies within the adopted Eastleigh Borough Local Plan Review 2001-2011 (adopted May 2006) which are relevant to the LVBR are as follows:
- Policy 18.CO – Landscape Character – generic landscape policy protecting landscape character;
 - Policy 19.CO – Landscape Features – location-specific policy protecting important landscape features;
 - Policy 36.ES – Lighting – policy promoting good lighting design and aiming to reduce light pollution;

- Policy 47.ES – Tree Preservation Orders;
- Policy 59.BE – Promoting Good Design – generic policy promoting good design in development proposals;
- Policy 60.BE – Road and Rail Corridors – policy protecting the amenity and the quality of the environment along road and rail corridors;
- Policy 145.OS – Protection of Existing Open Space – policy protecting the existing private and public open space;
- Policy 146.OS – Protection of Green Network or Public Open Space - policy protecting the green network and seeking to enhance it by adjoining development proposals;
- Policy 152.OS – Rights of Way and Access to the Countryside – policy to extend and improve access along the Green Network (Stoke Common Road, Bishopstoke, via Stoke Park Woods, to Winchester Road, Fair Oak is relevant for masterplanning);
- Policy 153.OS – Bridleways – policy proposing new bridleways (Hardings Lane to Upperbarn Copse is relevant for masterplanning).

2.14 The Eastleigh Borough Local Plan 2011-2029 Revised Pre-submission, February 2014, sets out the vision for future growth in the Eastleigh Borough. The emerging policies contained within this document that are relevant to the LVBR are as follows:

- Strategic Policy S5 – Green Infrastructure – generic policy seeking to retain, provide and /or enhance Green Infrastructure);
- Strategic Policy S8 – Strategic footpaths, cycleway and bridleway links – policy seeking to create new strategic footpath, cycleway and bridleway links in the borough, Bishopstoke to Fair Oak via Stoke Park Woods and on to the South Downs National Park and Itchen Navigation to Stoke Park Woods are relevant for masterplanning;
- Strategic Policy S11 – Nature Conservation – nature conservation policy which also aims to improve Green Infrastructure;
- Strategic Policy S12 – Heritage assets – Promoting Good Design – policy which aims to restrict development harming the setting of heritage assets.;
- Development Management Policy DM1 – General criteria for new development – generic development management policy which emphasises the importance of landscape character and visual amenity in site planning.

Winchester District

2.15 The saved policies in the Winchester District Local Plan Review 2006 relevant to this LVBR are as follows:

- Policy DP4 - Landscape and the Built Environment – policy protecting District’s landscape and townscape, including public views and skyline features.
- 2.16 The adopted policies from the Joint Core Strategy (adopted March 2013) relevant to this LVBR are as follows:
- Policy CP7 - Open Space, Sport and Recreation – policy seeking to improve open space provision;
 - Policy CP15 – Green Infrastructure – policy seeking to improve Green Infrastructure network;
 - Policy CP19 – South Downs National Park – policy emphasising the importance of new developments’ in keeping with the context, the landscape setting and settlements of the SDNP and preventing development that would cause a significant detrimental impact on the landscape and the rural character and the setting of settlements within the SDNP;
 - Policy CP20 – Heritage and Landscape Character – policy aiming to conserve and enhance the historic environment through, inter alia, protecting the District’s distinctive landscape.

South Downs National Park

Local Plan

- 2.17 The South Downs National Park Authority (SDNPA) is the statutory planning authority for the national park area. The application site is not located within the SDNPA, however, some policies will be relevant to this LVBR due to potential impact of the site on the national parks landscape character and visual amenity.
- 2.18 There is no adopted local plan for the SNDPA. In September 2015 SNDPA produced and consulted on a draft Local Plan – known as the Preferred Options. The plan’s adoption is estimated for 2018.
- 2.19 The relevant policies in the draft local plan are as follows:
- Strategic Policy SD5: Landscape Character – generic policy protecting the landscape character of the South Downs National Park;
 - Strategic Policy SD7: Safeguarding Views – policy aiming to conserve and enhance views, in particular those identified in the Viewshed Characterisation Study;
 - Strategic Policy SD8: Relative Tranquillity – policy aiming to conserve and enhance the relative tranquillity, proposals should be informed by the South Downs Tranquillity Study;
 - Strategic Policy SD9: Dark Night Skies – policy aiming to conserve and enhance relative tranquillity in relation to light pollution, proposals should meet or exceed

the Institute of Lighting Professionals guidance and other relevant standards or guidance.

South Downs National Park Partnership Management Plan

- 2.20 The South Downs Partnership Management Plan (PMP) is the first overarching five-year strategy for the management of the South Downs National Park. It sets out long term management policies and objectives to achieve the 2050 Vision for the national park. In the context of the development proposals lying outside the national park boundary, the key policies aimed to protect the landscape are as follows:
- Policy 1: Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.
 - Policy 3: Protect and enhance tranquillity and dark night skies.
 - Policy 9: The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited.

Tranquillity Study 2017

- 2.21 A Tranquillity Study for the South Downs National Park was produced in 2017. The National Park area falling within the proposed development study area shows tranquillity scores generally varying from average to high.

View Characterisation and Analysis: 2015

- 2.22 South Downs National Park: View Characterisation and Analysis was produced in November 2015 by LUC. The study is intended to provide a foundation for evidence on view types within the National Park and its setting. This LVBR takes account of the viewsheds from representative viewpoints and landmarks indicated in the report and falling within the LVBR study area.
- 2.23 Following desktop study and field work it has been concluded that the proposed development would not be visible from any of the representative viewpoints or landmarks indicated within the View Characterisation and Analysis report.

Other Documents

- 2.24 The LVBR also takes account of the following background and supplementary planning documents relating to landscape matters:
- Eastleigh Borough Council, Green Infrastructure Background Paper 2012;
 - Partnership for Urban South Hampshire (PUSH) Green Infrastructure Strategy.

- 2.25 The relevant landscape character assessments produced by the planning authorities and other bodies are discussed in the landscape baseline.

3 LVIA Methodology

Outline

- 3.1 The LVBR follows the methodology of a standard Landscape and Visual Impact Assessment (LVIA) baseline. While an LVIA aims to determine the likely effects of the proposed development on the existing landscape and visual receptors within the study area, the LVBR focuses on the landscape and visual assessment baseline and does provide an assessment of effects.
- 3.2 Due to its scale, the proposal would likely be subject to an Environmental Impact Assessment (EIA). To establish a sound baseline compatible with a potential future LVIA report(s), the following landscape resources and visual receptors will be assessed in the LVBR:
- Physical landscape features and elements;
 - Landscape character; and
 - Views and visual amenity experienced by landscape receptors, such as residents, visitors to the National Park, recreational users or road users.
- 3.3 The LVIA methodology used in this report has been developed in accordance with the guidance in the following documents:
- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
 - An Approach to Landscape Character Assessment, Natural England 2014; and
 - Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment.
- 3.4 A full LVIA methodology (including assessment methodology) is provided for reference in **Appendix 2**. A glossary of LVIA Terms is provided in **Appendix 1**.

LVBR vs LVIA Process

- 3.5 In the LVIA, the overall approach to the identification and assessment of landscape and visual effects would be set out as follows:
- Collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field based survey work;
 - Review the proposed development and identify the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);

- Establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
- Determine the magnitude of impacts (balancing judgments on size/scale, duration and reversibility);
- The assessment of likely significant landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude.

3.6 The LVBR focuses on the tasks outlined in the first three bullets.

Study Area

3.7 Following the ZTV analysis and the field work it was concluded that the proposed developments would not cause any material landscape and visual impacts beyond 5km from the site boundary.

Consultation

3.8 The following stakeholders were consulted during preparation of this report:

- Eastleigh Borough Council (consultation response provided by Alice Harwood from Implementation and Design Team);
- Winchester City Council (consultation response provided by Clare Penny, Principal Landscape Architect); and
- South Downs National Park Authority (consultation response provided by Ruth Childs, Landscape Officer).

3.9 Copies of key consultation emails from the above parties, including two marked-up plans with additional viewpoints requested by the EBC and WCC) are provided in **Appendix 6**.

4 Landscape Baseline

Introduction

- 4.1 This section establishes the landscape baseline for the proposed Fair Oak North development.

Designations

- 4.2 There are a number of designations within and around the site (see Figure **DD159_PL03**).
- 4.3 The key landscape designation is South Downs National Park, which is located to the north of the site. Whilst no part of the site is located within the National Park boundaries and the proposed development will cause no direct (physical) impact on this nationally designated landscape, views in and out of South Downs are an important consideration in the LVBR.
- 4.4 There are no other landscape designations within the application site or the study area.
- 4.5 There are several Public Rights of Way (PRoW) within the application site which together create a well-used recreational network connecting the site to the surrounding area, including settlements, rural landscape and woodland areas. The area around the site also contains several PRoW. Two long distance footpaths run through the study area: Itchen Way which follows the western boundary of the site along the River Itchen and Pilgrims Trail, which crosses the study area and the South Downs National Park to the north east of the site. National Cycle Routes (Sustrans) run north-south in Eastleigh, to the west of the application site.
- 4.6 There are no Country Parks within or in the vicinity of the application site. The Itchen Valley Country Parks located in the southern part of the study area.
- 4.7 There are several nature conservation designations within the application site and the study area. The key nature conservation designations within the site are:
- International Nature Conservation Designations (SAC and/or SPA, Ramsar);
 - National Nature Conservation Designations – SSSI;
 - Local Nature Conservation Designation (SSSI and/or LNR);
 - Ancient Woodlands.
- 4.8 The same nature conservation designations also exist in the study area.
- 4.9 The site contains the following heritage designations:
-

- Listed Buildings (Grade I);
- Historic Parks and Gardens.

4.10 Heritage designations within the study area are as follows:

- Conservation Areas;
- Historic Parks and Gardens;
- Scheduled Monuments;
- Listed Buildings (Grade I, II, II*).

Existing Landscape Character Assessments

4.11 Topography within the study area is shown in Figure **DD159_PL02** and landscape character plan is provided in Figure **DD159_PL05**.

National landscape character

4.12 The site is entirely located within the **National Character Area (NCA) 128 South Hampshire Lowlands**. The NCAs 125 South Downs and 130 Hampshire Downs are located to the north of the site.

4.13 The key characteristics of the NCA 128 are as follows:

- *Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.*
- *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
- *Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland (...), the remnants of the Royal Hunting Forest of Bere.*
- *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
- *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
- *In parts, a very urban NCA (...). The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*

- *Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA'.¹*
- 4.14 The full list of key characteristics and a description of the NCA 128 South Hampshire Lowlands, and key characteristics of the NCA 125 South Downs, are provided in **Appendix 4**.
- 4.15 The four statements of Environmental Opportunity for NCA 128 in the National Character Area Profile are as follows:
- *'SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.*
 - *SEO 2: Conserve, manage and enhance the semi-natural habitats of the river valleys, their estuaries and intertidal areas along the coast, to maintain water availability and flow, reduce flooding downstream, improve water quality, and enhance their biodiversity and landscape benefits.*
 - *SEO 3: Protect, manage and enhance the area's historic well-wooded character – including its ancient semi-natural woodlands, wood pasture and hedgerows – to increase biomass provision, link and strengthen habitats for wildlife, and improve recreational opportunities.*
 - *SEO 4: Conserve, manage, link and enhance the traditional mosaic of seminatural grassland habitats – including chalk grassland, watermeadows and unimproved grassland – for the benefits they provide in protecting and regulating soils and water, climate change adaptation as well as recreational opportunities and improved biodiversity.'²*

South Downs National Park

- 4.16 The South Downs National Park is located to the north of the site (see Figure DD159_PL05). Whilst the proposed development will not affect the landscape of the National Park through direct impact on its physical landscape, consideration has been given to potential impact on its landscape character through changes in views from the national park towards the application site.
- 4.17 A South Downs Integrated Landscape Character Assessment was produced Land Use Consultants (LUC) in 2005 and updated in 2011. The assessment defines several landscape character types and areas within the national park. Due to the undulating

¹ Natural England, 2014, National Character Area Profile: 128. South Hampshire Lowlands, p. 6

² Natural England, 2014, National Character Area Profile: 128. South Hampshire Lowlands, p. 4

landform and vegetation along the southern national park boundary, the proposed development would have potential effect only on the south-western part of the national park, namely character areas LCA D1: South Winchester Downland Mosaic lying within Downland Mosaic LCT and, to much lesser extent, LCA E4: Itchen Valley lying within Chalk Valley Systems LCT.

4.18 The integrated key characteristics of the **LCA D1: South Winchester Downland Mosaic** are as follows:

- *'Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment running between Twyford and Droxford;*
- *Secondary escarpment supports chalk grassland and woodland e.g. Galley Down Wood SSSI;*
- *A prominent open ridge follows the line of the Meon anticline rising to 201m at Beacon Hill, from where there are panoramic views;*
- *Surface clay capping along the bottom of the dipslope results in a more enclosed landscape along the dipslope.*
- *A large area of early assarted enclosures with thick hedgerows and large areas of woodland creates a small scale secluded landscape across the central part of the character area;*
- *Predominantly arable farming with some pasture, stud and pig farms;*
- *A strong pattern of woodland cover, including ancient woodland of national importance, wood pasture on Kilmeston Down, and hedgerows providing a sense of enclosure;*
- *Occasional areas of unimproved chalk grassland and associated woody scrub, including juniper scrub which is of particular biodiversity interest;*
- *Iron Age hillforts on the most prominent hills. Panoramic views from these hills have attracted the attention of visitors since the seventeenth century and inspired literary comment;*
- *Other historic monuments include an enclosure in Preshaw Woods and round barrow cemetery on Beacon Hill;*
- *A low density of dispersed settlement across the downland with nucleated villages on the dipslope of the downland e.g. Owlesbury and Upham, linked by a network of sinuous rural roads;*
- *A number of minor designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place (all on Hampshire County Council's register);*
- *The downs contain a well-established network of public rights of way and a strong hierarchical network of roads;*

- *A landscape with a generally strong rural, secluded character, although notable recreational uses include Marwell Zoological Park (a former medieval deer park) and a golf course on Corhampton Down;*
- *Panoramic views across downland, in particular from Beacon Hill across the Meon Valley to Winchester Hill and from the dip slope towards the south coast and the Isle of Wight.*³

4.19 The integrated key characteristics of the **LCA E4: Itchen Valley** are as follows:

- *'Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester.*
- *Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*
- *Presence of landscape parks including Hinton Ampner (owned by the National Trust) and Avington Park (listed on the English Heritage register).*⁴

³ LUC, 2011, South Downs Integrated Landscape Character Assessment (Updated 2011), pp. 143-144

⁴ LUC, 2011, South Downs Integrated Landscape Character Assessment (Updated 2011), pp. 187-188

4.20 The full description of both landscape character areas is provided in **Appendix 4**.

Regional landscape character

4.21 Most the site is located within Area 2e Forest of Bare West. To the west, the site is located within Area 3c Itchen Valley, as described in The Hampshire County Integrated Landscape Character Assessment 2012.

4.22 The key characteristics of **Area 2e Forest of Bare West** are:

- *'A low lying landscape with shallow undulations, predominantly south sloping;*
- *Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade;*
- *Locally popular accessible woodland areas;*
- *Permanent pasture, plantation woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns;*
- *This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns;*
- *Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no 'understory' hedge and occasionally isolated field specimens.*
- *Extensive C.20th development, including urban expansion and infilling of common-edge settlements;*
- *Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area;*
- *Rich biodiversity, including woodland, heathland, grassland and wetland sites.⁵*

4.23 The key characteristics of **Area 3c Itchen Valley** are:

- *'The Itchen is a classic chalk stream, running through an area of soft permeable rock, supplied by underground aquifers;*
- *A valley of contrasts from a small stream to a fast flowing river and then deep estuary but the largely undeveloped floodplain is a unifying feature;*
- *The stream and some of the floodplain is internationally designated as a SAC (Special Areas of Conservation) because of its chalk stream habitat, rich in plants, invertebrates and fish;*

⁵ HCC, 2012, Hampshire County Integrated Character Assessment, Area 2e Forest of Bare West, pp. 3-4

- *Important concentration of remnant water meadows;*
- *The valley floor is mainly neutral grassland, a complex mosaic of fen, species rich meadow and improved meadows, considered to be the largest assemblage of species rich neutral grassland in England;*
- *The small villages and scattered farms sit comfortably within the valley;*
- *An extremely rich built heritage and setting to Winchester and developed valley sides in lower reaches;*
- *Frequent minor crossing points marked by white parapets to bridges;*
- *The upper reaches support the most important watercress industry in the country;*
- *There is fairly good access to the valley by rights of way, and the Itchen Valley Path follows the former towpath from Cheriton to Southampton;*
- *Internationally renowned as a fly fishing river especially for wild brown and rainbow trout.⁶*

4.24 The full description of both landscape character areas is provided in **Appendix 4**.

Local landscape character

- 4.25 On the local level, the Landscape Character Assessment of Eastleigh Borough identifies the middle and eastern parts of the site as falling within Area 7: Bishopstoke - Fair Oak Woodland and Farmland and Area 8 Knowle Hill Farmland and Woodland.
- 4.26 The western part of the site falls within four character areas: Eastleigh's Area 2 Upper Itchen Valley, Area 1 Broom Hill Farmland and Woodland, and - as identified within the Winchester District Landscape Character Assessment 2004 - Area 23 Durley Claylands and Area 13 Lower Itchen Valley.
- 4.27 The key characteristics of **Area 7 Bishopstoke - Fair Oak Woodland and Farmland LCA** are as follows:
- *'Undulating ridge;*
 - *Frequent woodland blocks;*
 - *Rectilinear pattern of small fields with good hedgerow trees;*
 - *Small copses add to wooded character;*
 - *Views across rural landscape from the northern edge and to the south from woodland clearings;*
 - *Prominent roadside residential development;*
 - *Distinct sub-area with a very strong hedgerow pattern to the north east.⁷*

⁶ HCC, 2012, Hampshire County Integrated Character Assessment, Area 3c Itchen Valley, p. 4

⁷ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, p. 89

- 4.28 The key characteristics of **Area 8: Knowle Hill Farmland and Woodland LCA** are as follows:
- *'Enclosed undulating valley landform and ridge;*
 - *Varied pattern of field sizes and cultivation;*
 - *Clusters of buildings and small fields along lanes;*
 - *Views across valley to wooded horizons north and east;*
 - *Urban influence in the western edge.*⁸
- 4.29 The key characteristics of **Area 2: Upper Itchen Valley LCA** are as follows:
- *'Flat uninterrupted pasture of floodplain with absence of tree cover*
 - *Contrast between open pasture and wooded and urbanised valley sides*
 - *Natural and man-made water courses crisscrossing the valley floor*
 - *Fragmented wetland habitats*
 - *The parkland associated with The Mount Hospital*
 - *The open floodplain and recreation grounds separate the two settlements of Eastleigh and Bishopstoke*⁹
- 4.30 The key characteristics of **Area 1: Broom Hill Farmland and Woodland LCA** are as follows:
- *"Local dominance of major roads,*
 - *Open character to agricultural land,*
 - *Prominent woodland throughout.*"¹⁰
- 4.31 The key characteristics of **Area 13: Lower Itchen Valley LCA** are as follows:
- *"Wide flat, low-lying floodplain with gently rising valley sides channel containing river with many meanders and braided sections*
 - *The area includes a transition in the underlying geology, with the northern valley sides lying on chalk and the southern ones lying on clay, with alluvium based soils in the valley floodplain.*
 - *The alluvium-based soils in the valley floor have provided for both improved and unimproved nutrient rich pasture for sheep, cattle and more latterly horse grazing.*
 - *A well treed character, particularly in association with historic parkland. Individual specimens and belts of trees are commonly located along the river and its tributaries and on the valley sides.*

⁸ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, p. 96

⁹ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, pp. 51 and 53

¹⁰ EBC, 2011, Landscape Character Assessment for Eastleigh Borough, p. 45

- *A fairly irregular field pattern largely made up of paddocks and pasture resulting from the enclosure of historic water meadows.*
- *Historic features associated with the presence of the river and the Itchen Navigation include water mills, locks, carriers and drains from the flood meadow system and historic parks such as Brambridge Park and Shawford Park.*
- *Habitats of national and European ecological importance including the clear alkaline river, fen/carr/swamp/reedbed, unimproved neutral grassland, calcareous grassland, standing open water, ephemeral headwaters and ancient seminatural woodlands. The watercourse and banks are designated as a SSSI and the watercourse has also been designated as a cSAC. Unimproved neutral grassland at Shawford Down is designated as a SINC.*
- *An enclosed and sheltered feel, in stark contrast to the open arable landscape to the east and west of the character area.*
- *Important landmark buildings and views such as St Cross Hospital and Twyford Church and the view from Shawford Down across the river valley to Twyford. This landscape provides the immediate setting for Winchester.*
- *The river valley provides a transport corridor and includes several 'B' roads, a main line rail line, numerous footpaths including the Itchen Way and the historic course of the Itchen Navigation. In particular, the Hockley viaduct is an important landmark.*
- *Valley side settlements include Twyford, a nucleated settlement that developed at a river crossing point and Shawford, a village which developed in Victorian times with the advent of the railway station."¹¹*

4.32 The key characteristics of **Area 23: Durley Claylands** are as follows:

- *'Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill;*
- *Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble;*
- *Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area;*
- *Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland;*

¹¹ WCC, 2004, Winchester District Landscape Character Assessment, p. 120

- *Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common;*
- *Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted;*
- *River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors;*
- *Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries;*
- *Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks;*
- *Historic parkland including park pale associated with Marwell Manor and park lug associated with Bishop's Waltham Palace;*
- *Numerous scattered farms and dwellings centred around Durley, together with the nucleated claychalk spring-line settlements of Colden Common and Bishop's Waltham Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare;*
- *Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.¹²*

4.33 The full description of the above landscape character areas (extracts from existing landscape character assessments) is provided in **Appendix 4**.

Further Landscape Characterisation of the Application Site

- 4.34 In May 2015 Influence Environmental Ltd produced an Initial Landscape Sensitivity Study on behalf of Highwood Group for most of the site to provide further detail on landscape character and sensitivity. Since then the application site boundaries have changed.
- 4.35 The LVBR refers to the previous work and, where necessary, expands on it to provide a sound and detailed landscape character baseline and site analysis to be used in further masterplanning work.
- 4.36 This further landscape characterisation study sets out recommendations for Green Infrastructure enhancements that could be applied to the proposed development mitigation. These requirements will be informed by EBC's Policy S5 from the pre-

¹² WCC, 2004, Winchester District Landscape Character Assessment, p. 162

submission local plan and Green Infrastructure Background Paper 2012 which sets out a borough wide and sub regional GI strategy.

Approach and criteria

- 4.37 For consistency, the landscape characterisation below follows the same method and criteria used in the Initial Landscape Sensitivity Study (see page 2 of the sensitivity study).
- 4.38 In terms of **physical** criteria, the landscape characterisation is informed by:
- Character of landform - principal ridges/valleys/undulating/rolling/flat, physical prominence of landform;
 - Topographic expression;
 - Land cover and land use whether pastoral/arable/horticulture/equestrian/developed;
 - Hydrology and riparian features e.g. rivers, tributaries and creeks/ponds/springs/wells;
 - Distribution of landscape elements/landscape structure – hedgerows/assarted fields/woodlands/field trees.
- 4.39 In terms of **experiential** criteria, the landscape characterisation is informed by:
- Scale of the landscape (presence of human scale elements);
 - Enclosure/openness;
 - Pattern and complexity – structure/textures.
- 4.40 In terms of **biodiversity and habitat** criteria, the landscape characterisation is informed by:
- Designations;
 - Principal species and habitats (river valleys/wetlands/heathland/broadleaf and mixed woodland/plantation/hedgerows);
 - Presence of ancient woodland.
- 4.41 In terms of **cultural heritage** criteria, the landscape characterisation is informed by:
- Cultural pattern and sense of continuity/time depth (presence of features from different historic periods);
 - Presence of historic parklands, registered parks and gardens and scheduled monuments;
 - Historic landscape structure/elements;
 - Settlement and human influences – age, form, pattern and density of settlements, strategic communication and transport corridors.

- 4.42 In terms of **views, visual and visibility** criteria, the landscape characterisation is informed by:
- Visual character (whether framed, filtered, short or distant);
 - Level of visibility with reference to landform and vegetation;
 - Key/important views and sensitive receptors;
 - Level of intervisibility with settlements, settlement edges and the wider landscape;
 - Horizon and skyline character (whether open/wooded/developed or undeveloped/presence of vertical elements/tall structures).
- 4.43 Following desk studies and site visits we concluded that the following areas can be identified within the application site:
- Area A – Itchen Valley;
 - Area B – Stoke Park Farm;
 - Area C – Land East of Winchester Road;
 - Area D – Land North of Mortimer’s Lane;
 - Area E – Land South of Mortimer’s Lane.
- 4.44 The general description of characteristics of these areas within the application site are provided below.

Area A – Itchen Valley

- 4.45 Physical criteria:
- Predominantly undeveloped flat area of wetland and farmland with boundaries defined by topography;
 - The western part of this area is bisected by a railway on embankment;
 - The proposed road link to A335 is located on higher elevation to the west of the valley;
 - The River Itchen defines the western boundary of this area with flat wetland extending to the east;
 - Pasture occurs in the eastern part of the area;
 - No woodland cover within the area;
 - Riparian vegetation along the River Itchen and area boundaries;
 - Whilst public access is generally limited within this area the Itchen Way and a PRow connecting Brambridge and Stoke Common Copse are two main public footpaths within the area;
 - Large overhead pylons running east-west through the centre of the area break skyline views.
- 4.46 Experiential criteria:

- Medium scale landscape but small-scale to intimate areas along the River Itchen;
- The central part of the area is open due to flat topography and lack of tree cover, while eastern and western peripheries of the area are more enclosed;
- Generally quiet landscape with higher level of tranquillity in the eastern part than its western part, with human influences along road and rail corridors, adjacent to Eastleigh urban fringe along Twyford Road and due to electricity lines crossing the area.

4.47 Biodiversity & Habitat criteria:

- Presence of nature conservation designations associated with the River Itchen;
- The River Itchen is considered to be one of the best chalk rivers for wildlife in Europe.

4.48 Cultural Heritage criteria:

- The Itchen Navigation runs along the western boundary of the area and was authorised as a river for improvement to provide a means of moving heavy goods by an Act of Parliament of 1665.

4.49 Views, Visual & Visibility criteria:

- Views from the Itchen Way to the east are glimpsed due to presence of vegetation along the River Itchen, views to the west from this PRow are contained by topography and vegetation;
- Dwellings on the steep western valley slopes receive good views of the area;
- The central part of the area is open due to sparse vegetation, however, no public access is possible;
- Views from the eastern part of the area, south of Lord's Wood, are more open but also enclosed in places by shrubs and hedgerows;
- Key visual receptors include PRow users, in particular well-used Itchen Way.

Area B – Stoke Park Farm

4.50 Physical criteria:

- Large blocks of woodland provide a separation from existing built forms within Fair Oak;
- The current use of the site is largely related to single agricultural use with irregular field patterns defined by well managed hedgerows and large pockets of ancient woodland open to public access. A small fishery is located on the western side of the site on ground below Stoke Orchard;
- Key characteristics of the South Downs National Park include rolling landform, a strong pattern of woodland cover, predominantly arable farming, thick hedgerows and a well-established network of Public Rights of Way;

- The site generally faces north with gently undulating slopes leading to the watercourse valley - heights varying between 50m and 20m AOD;
- The undulating nature of the site, combined with mature woodland and hedgerow cover, adds to the level of enclosure;
- A number of Public Rights of Way pass through the site, providing human connections to each of the woodland blocks and surrounding settlements;
- Large overhead pylons running through the centre of the site break skyline views.

4.51 Experiential criteria:

- A well maintained rural landscape framed by in large parts by woodland.
- Mature hedgerows add texture to this undulating landform, framing long views towards Winchester;
- A largely quiet working landscape with few visual connections to existing settlement areas outside the site boundary;
- The easternmost parts of the site become influenced by man-made forms including residential properties, pub and noise intrusion due to the proximity of busy local roads.

4.52 Biodiversity & Habitat criteria:

- A number of designations are present to the west of the site, associated with the River Itchen;
- Blocks of Ancient Woodland within and adjacent to the site likely to designated;
- Mature oaks;
- Large mature native hedgerows.

4.53 Cultural Heritage criteria:

- Key elements are the farmstead at Stoke Park Farm and the rural lane network framed by dense hedgerows;
- A review of the First Edition OS 1871, shows that there has been little change to the structure of the landscape within the site over the last 140 years;
- Some elements within close proximity to the site are listed on the Historic Parks and Gardens Register (St Mary's Church, Bishopstoke) and Stoke Park Wood SINC (Deer Park Pre-1540). Deer Park referred to as Stoke Wood; used as a hunting ground by King John 1205. This wood has changed little in size since medieval times; impark 1242 for Bishop Winchester; woodland walks; managed by the Forestry Commission.

4.54 Views, Visual & Visibility criteria:

- Views are often contained by low lying areas, woodland blocks and mature hedgerows;

- The orientation of the sites landform focusses views to the north and north west with long distance views to the western extents of Winchester notably the HM Prison building on Romsey Road;
- Views towards the South Downs National Park are largely screened by woodland belts and limited to stretches of the Itchen Way to the north which are mostly screened by intervening vegetation;
- Key visual receptors are largely residents and farmsteads in close proximity to the site and users of the Public Right of Way network.

Area C – Land East of Winchester Road

4.55 Physical criteria:

- The current land use of the site is largely agricultural with strong urban fringe influences including equestrian activity, small-scale business units and a plant nursery located in the north-western areas of the site;
- The southern and western boundaries of the site largely built-up with residential properties overlooking the site boundaries;
- To the north, established hedgerows and trees, predominantly oak, and large woodland block to the north create a sense of enclosure, focussing views to the south;
- To the east, from the northern areas of the site, long-distance glimpsed views through mature tree canopies are possible to the South Downs National Park which is located approximately 1.5km to the east / north east;
- A Public Right of Way runs through the northern areas of the site along the ridgeline, framed by mature hedgerows and hedgerow oaks, limiting views out to the wider landscape;
- Field patterns are variable and often subdivided into smaller grazing paddocks for equine use;
- Due to the shortening of views by mature hedgerows and woodland blocks in the northern areas of the site, the land appears relatively level with long distance glimpsed views to the south;
- Within the central areas of the site, the south facing nature of the site is more apparent as long-distance views to the south are combined with short-distance views into residential properties adjacent to the south-western boundary;
- Levels within the site vary between 60m and 35m AOD.

4.56 Experiential criteria:

- A transitional landscape is created through a range of human influences along the southern and western which is in contrast to the tranquil nature of the northern most edge where the topography faces the wooded boundaries;

- Views over Fair Oak from the centre of the site in addition to the uses above and noise intrusion from adjacent local roads increase the urban fringe influences on the site.

4.57 Biodiversity & Habitat criteria:

- A large deciduous woodland block (UK BAP Habitat) is present in the east of the site and is designated as Ancient Woodland;
- Mature Oaks;
- Large mature native hedgerows.

4.58 Cultural Heritage criteria:

- A review of the First Edition OS 1871, shows that there has been little change to the structure of the landscape within the site over the last 140 years;
- There has been a reduction in woodland cover due to the removal of James Mead Copse;
- The development of Fair Oak now abuts the site's south-western boundary.

4.59 Views, Visual & Visibility criteria:

- The orientation of the site to the south provides short-distance views over neighbouring properties within Fair Oak and areas of Public Open space;
- Long-distance views are possible to the south where the Rose Bowl Cricket Ground can be seen, along with structures within Southampton Docks in the far distance;
- From the higher ground, largely on the eastern side of the site, long-distance glimpsed views to the South Downs National park are possible through intermediate vegetation/field boundaries;
- Visual receptors are largely residents and farmsteads in close proximity to the site, users of the Public Right of Way network and visitors to local facilities (e.g. plant nursery).

Area D – Land North of Mortimer's Lane

4.60 Physical criteria:

- This is a well-maintained rural landscape with significant mature oaks present within hedgerow parcels that define irregular field patterns, largely used for horse grazing;
- Comprises blocks of deciduous woodland (UK BAP Habitat);
- To the east, long-distance glimpsed views above mature tree canopies are possible to the South Downs National Park which is located approximately 1.5km to the north east;

- Two Public Rights of Way run through the site; their meeting point close to the centre of the site;
- Large overhead pylons are present close to the site's eastern boundary breaking the skyline;
- The landform within the site gently slopes towards the east. Topography is subtle with levels ranging from 60m to approximately 45m AOD from west to east;
- Large blocks of woodland are located outside the site, immediately to the north and to the west.

4.61 Experiential criteria:

- Relatively intimate, small scale landscape, enclosed by trees, hedgerows and small farmsteads/settlements with vernacular buildings;
- However, some larger field sizes with pylons and overhead lines are located within views to the east;
- The proximity of Mortimer's Lane, running along the southern boundary of the site, reduces the tranquillity of the site within the southern areas due to noise and movement of vehicles;
- Infrastructure associated with nearby farmsteads and larger residential properties also becomes more visually prominent closer to the main road;
- The landscape becomes more rural toward the eastern extents of the site;
- Overall, the landscape of Site D is quiet and isolated in character and is visual separated from existing settlement boundaries by large blocks of woodlands and tree cover.

4.62 Biodiversity & Habitat criteria:

- BAP Habitats (Woodlands) within the central areas of the site and to the north;
- Blocks of Ancient Woodland adjacent to the site;
- Mature oaks located amongst mature native hedgerows – some of which have been lost and replaced with paddock fencing.

4.63 Cultural Heritage criteria:

- A review of the First Edition OS 1871, shows that there has been little change to the structure of the landscape within the site over the last 140 years;
- There has been a reduction in woodland cover due to the removal of Digenwood Copse along with the loss of Fair Oak Park which is now Pembers Hill Farm;
- Fair Oak Park SINC (Historic Site/Park, Pre-1540). C19 parkland site now partially developed for housing;

4.64 Views, Visual & Visibility criteria:

- Views are possible over irregular field patterns to the east;

- High ground within the site is located close to the northern boundary where glimpsed long views are possible to the east and toward the South Downs National Park;
- Views to the north are restricted by a large woodland block and views to the south are restricted by mature oaks within hedgerows;
- Views of built form are limited to a number of farmsteads in the lower lying land to the east;
- Due to the presence of features such as the tree lined hedgerows, this landscape unit has very limited intervisibility with adjacent landscape units/character areas to the south;
- Visual receptors are largely farmsteads in close proximity to the site, users of the Public Right of Way network and road users on Mortimer's Lane.

Area E – Land South of Mortimer's Lane

4.65 Physical criteria:

- Currently forms part of Horton Heath Golf Club along with a number of field parcels used for grazing in the northern areas of the site adjacent to Mortimer's Farm;
- Mature trees are present through the landscape of the site, largely limited to individual trees between the golf fairways (remnant hedgerows) and along watercourses;
- Large woodland blocks are present close to the site boundary, particularly on the higher ground to the south of the site;
- A Public Right of Way runs through the centre of the site from north-west to south-east;
- Adjacent to the sites south-western boundary are a number of industrial units and landfill;
- Within the site, topography is subtle with levels varying between 50m and 40m AOD;
- Land within the site falls gently towards a tributary of the River Hamble to the south;
- On the southern side of a watercourse, land can be seen rising back up to approximately 50m AOD, further exaggerated by the position of woodland blocks on the high ground.

4.66 Experiential criteria:

- A number of engineered forms are present including access roads, overhead utility cables and man-made landforms within the golf course. However, this is combined with the retention of mature landscape features throughout the site,

including rural features within the field parcels in the northern areas, providing a legible connection to the wider landscape;

- The gentle topography within the site limits visual connections to the wider landscape, with longer views only possible toward the north-east in the vicinity of the South Downs National Park;
- The resultant shortening of views limits the character of the site to its immediate recreational setting;
- The landscape is busy with regular visitors to the golf course throughout the day, including a number of vehicular movements accessing the site from Mortimer's Lane;
- A Public Right of Way passes across the site transitioning from the recreational uses of the golf course to the rural setting and listed buildings at Mortimer's Farm.

4.67 Biodiversity & Habitat criteria:

- BAP Habitats (Woodlands) within the southern areas of the site and to the west;
- Mature oaks;
- Large mature native hedgerows.

4.68 Cultural Heritage criteria:

- A review of the First Edition OS 1871, shows that although the site is now used as a golf course, there has been little change to the overall structure of the landscape within the site over the last 140 years due to the retention of mature tree cover;
- There has been a reduction in woodland cover outside the site, namely the removal of Strouds Wood to the south-east of the site.

Sensitivity of Landscape Receptors

4.69 The application site stretches over a large geographical area and crosses several distinctive landscape character areas with a variety of landscape features and elements.

4.70 The proposed development would affect the character and physical features within the application site itself and character of the landscape around the application site due to changes in views.

Application site

4.71 Due to the large site of the application site, its landscape has been divided into smaller, more manageable landscape sub-areas. Their sensitivity is assessed below.

Area A – Itchen Valley

- 4.72 The overall sensitivity of this area is assessed as **high** due to its high value (presence of important nature conservation designations, and the recreational value of footpath along the River Itchen and other PRow in the eastern part) and medium susceptibility to change (non-residential development proposals, which include landscape and access improvements and proposed distributor road).

Area B – Stoke Park Farm

- 4.73 The overall sensitivity of this area is assessed as **medium** due to its medium value (undesignated countryside with some distinctive characteristics and few landscape detractors) and susceptibility (landscape is able to accommodate some change).
- 4.74 Despite medium overall sensitivity, there are pockets of high sensitivity in the western part of the area (higher elevation and along the northern site boundary). There are also pockets of lower sensitivity in the south-eastern areas of the site where urban fringe influence become prominent and visual connections to the wider landscape are limited.

Area C – Land East of Winchester Road

- 4.75 The overall sensitivity of this area is assessed as **medium** due to its medium value (undesignated countryside with some distinctive characteristics and few landscape detractors) and susceptibility (landscape is able to accommodate some change).
- 4.76 Elements of higher sensitivity include a strong sense of enclosure within the north-eastern areas of the site and the proximity to the South Downs National Park.
- 4.77 Elements of lower sensitivity including a busy landscape with views of engineered forms in the south-east of the site.

Area D – Land North of Mortimer’s Lane

- 4.78 The overall sensitivity of this area is assessed as **high** due to its medium value (undesignated countryside with some distinctive characteristics and few landscape detractors) and high susceptibility (landscape has lower capacity to accommodate change due).
- 4.79 The land to the south-west of the unit displays characteristics that are less sensitive in landscape terms, including more urban edge characteristics such as larger private properties and increased equine infrastructure.
- 4.80 Adjacent to the southern boundary is a golf course that also reduces sensitivity in landscape terms, where the majority of the landscape qualities are less likely to be adversely affected by change.

- 4.81 Land in the north-eastern part of this area has higher sensitivity to change due to intervisibility with the national park and more enclosed, intimate character with few landscape detractors.

Area E – Land South of Mortimer’s Lane

- 4.82 The overall sensitivity of this area is assessed as **medium** due to its medium value (undesigned countryside with some distinctive characteristics and few landscape detractors) and susceptibility (landscape is able to accommodate some change).
- 4.83 Elements of lower sensitivity within the immediate setting include existing engineered forms and man-made landscape modifications, visible signs of human activity and low diversity landscape elements.
- 4.84 The land to the south-west of the site also displays characteristics that are less sensitive in landscape terms, including more urban edge and industrial characteristics.

Receptors outside the application site

- 4.85 As described above, the application site, despite its size, is relatively well screened due to topography, built form and woodland areas.
- 4.86 The study area has been defined as 5km from the site boundary but the majority of this landscape would not receive views of the completed development. Therefore, only the adjoining and more elevated and open character areas would have a potential to be significantly affected by the proposed development. The key landscape receptors outside the application site are set out below.

South Downs National Park

- 4.87 The South Downs National Park is located in the vicinity of the application site. Despite a high degree of separation by mature woodland areas, there is potential for changes in views on elevated landscapes within the national park, changes in tranquillity and dark skies. The key landscape character area within the national park is LCA D1: South Winchester Downland Mosaic.
- 4.88 The overall sensitivity of this area is assessed as **very high** due to its very high value (nationally designated landscape with strong and distinctive landscape characteristics) and very high susceptibility to change.
- 4.89 The key landscape qualities that are sensitive to change as a result of the proposed development are:
- 1. Diverse, inspirational landscapes and breathtaking views;
 - 3. Tranquil and unspoilt places.

LCA 7 Bishopstoke - Fair Oak Woodland and Farmland

- 4.90 The overall sensitivity of this area (lying outside the application site and within the ZTV) is assessed as **high** due to its high value (attractive landscape with designated Stoke Park Woods and other distinctive features) and high susceptibility (landscape is able to accommodate limited change).

LCA Area 8: Knowle Hill Farmland and Woodland

- 4.91 The overall sensitivity of this area (lying outside the application site and within the ZTV) is assessed as **medium** due to its medium value (undesigned countryside with some distinctive characteristics but also some landscape detractors) and susceptibility (landscape is able to accommodate some change).

LCA Area 2: Upper Itchen Valley

- 4.92 The overall sensitivity of this area (lying outside the application site and within the ZTV) is assessed as **high** due to its high value (presence of important nature conservation designations, and the recreational value of footpath along the River Itchen) and medium susceptibility to change (landscape is able to accommodate limited change).

LCA Area 1: Broom Hill Farmland and Woodland

- 4.93 The overall sensitivity of this area (lying outside the application site and within the ZTV) is assessed as **medium** due to its medium value (undesigned landscape with some distinctive characteristics but also some landscape detractors) and susceptibility (landscape is able to accommodate some change).

LCA Area 13: Lower Itchen Valley

- 4.94 The overall sensitivity of this area (lying outside the application site and within the ZTV) is assessed as **high** due to its high value (presence of important nature conservation designations, and the recreational value of footpath along the River Itchen) and medium susceptibility to change (landscape is able to accommodate limited change).

LCA Area 23: Durley Claylands

- 4.95 Only a small, north-eastern part of this LCA has a potential to be affected by the proposed development. The overall sensitivity of this area (lying outside the application site, the South Downs National Park and within the ZTV) is assessed as **medium** due to its medium value (undesigned countryside with some distinctive characteristics and few landscape detractors) and susceptibility (landscape is able to

accommodate some change). A narrow strip of this LCA overlaps with the SDNP (described above) which is assessed as landscape of very high sensitivity.

5 Visual Baseline

- 5.1 The visual baseline seeks to establish the extent of the site's visual envelope and to identify the visual receptors (groups of people) that may be affected by the proposed development. It analyses the nature of existing views towards experienced by visual receptors, the location from which they experience the view and their sensitivity based on the value of the view and the receptor's susceptibility.

Zone of Theoretical Visibility

- 5.2 A Zone of Theoretical Visibility (ZTV) identifies the maximum area over which it would be theoretically possible to see some part of the proposed development. A typical ZTV is based on 'bare ground' information and does not take account of screening that may result from vegetation, localised variations in topography and built form. It is, therefore, used to inform the appraisal and viewpoint selection rather than indicate the real visibility or the extent of visual effects.
- 5.3 However, for a development of Fair Oak North we found a bare ground ZTV would be of limited use due to the large scale of the development and the presence of heavy vegetation screen around the site boundaries, which, in reality, would heavily limit the actual visibility.
- 5.4 Therefore, ZTV drawings were created using Environmental Agency Light Detection and Ranging (LIDAR) data (1m resolution) rather than 'bare ground' information (contours). LIDAR data is created using remote sensing and represents the surface of the Earth, including woodland areas and buildings. It allows much more accurate representation of the proposed development's visibility than a 'bare ground' ZTV.
- 5.5 Target points within each development area were set at 9m. The ZTV was created at 5km radius.

Site Visits

- 5.6 Site visits were carried out on the following days:
- 16 March 2017 – overcast, moderate visibility;
 - 17 March 2017 – overcast, good visibility;
 - 28 March 2017 – overcast, moderate visibility;
 - 25 April 2017 – overcast to sunny, good visibility;
 - 14 October 2017 - overcast to sunny, good visibility;
 - 17 October 2017 - overcast, moderate visibility;

- 21 October 2017 – night views in the SDNP.
- 5.7 Photographs were taken using a Canon EOS 6d full frame digital single lens reflex (DSLR) camera with fixed 50mm lens. Where viewpoints consisted of more than one frame the relevant frames were merged together using Microsoft Image Composite Editor ver. 2.0.3.0 stitching software.

Requests for Additional Views

- 5.8 Following preliminary consultation on viewpoint locations we received a number of requests for additional viewpoint locations to be included in the LVBR. Consultation emails and marked-up plans with the additional viewpoint suggestions are provided in **Appendix 6**.
- 5.9 As pointed out in the consultation correspondence, not all requested viewpoints would provide a view of the site or the proposed development. Some of them were requested for illustrative purposes only (no view of the site).

Eastleigh Borough Council

- 5.10 Following a consultation response provided by Alice Harwood from the Implementation and Design Team five additional views were requested, including:
- A view from a PRow running along the northern edge of Stoke Park Wood;
 - A view from a PRow running along the northern edge of Upperbarn Copse (potentially a replacement for viewpoint 7 which is located slightly farther to the east);
 - A view from a PRow north of Jamesmead Farm looking north;
 - A view from a PRow south of Park Hills Wood looking south;
 - A view from a PRow running through a golf course, looking north-west.

Winchester City Council

- 5.11 Following a consultation response provided by Clare Penny, Principal Landscape Architect eight additional views were requested, including:
- A view from a PRow south east from Thistle Ridge Farm;
 - A view from a PRow running through Greenwood / edge of Greenwood Lane;
 - A view from Hurst Lane / B2177 crossing, looking south;
 - A view from Church Lane (southern edge of Colden Common), looking south;
 - Two views from PRow east of Lord's Wood, looking north and east);
 - A view from a PRow near Bugle Farm, looking south;
 - A view from the Itchen Way, looking south east.

South Downs National Park Authority

- 5.12 Following a consultation response provided by Ruth Childs, Landscape Officer additional views were requested from the national Park, however, no map was provided by the time of issue of this report.

Additional views – summary

- 5.13 All additional views requested by the EBC and WCC, six views from the SNDP including two night views were added to the visual section of the report following consultation.

Visual Receptors and Visibility

- 5.14 In order to avoid repetition and to make the assessment more readable, the detailed description of the representative and illustrative viewpoints (39 in total) is provided in viewpoint data sheets in **Appendix 5**. An overview of general visibility of the site and the key groups of visual receptors is provided below.
- 5.15 The visibility of the application site is relatively limited given the scale of the proposed site. As shown by a ZTV LiDAR analysis, the proposed development would also be well screened from the surrounding areas by topography and landcover, including buildings and vegetation.
- 5.16 To the west, distant views are obscured by the Eastleigh urban area. Receptors in the immediate vicinity of the application site, predominantly residents of the eastern edge of Allbrook along Twyford Road, have glimpsed views of the Itchen Valley, however, they would have no views of the development proposed farther to the east due to topography. Residents and road users along Allbrook Hill and Pittmore Road (see Viewpoint 1) have also glimpsed views of the application site, in particular the proposed link road to A335. Views of the western part of the site exist also from the Itchen Way which wraps around the western edge of the site and runs north (see Viewpoint 33) towards Otterbourne.
- 5.17 Glimpsed and limited views of the Stoke Park area within the site are possible from open fields near Otterbourne Grange and further to the north. Users of Highbridge Road, residents of Brambridge and users of surrounding PRoW (see Viewpoints 2, 3, 30, 31 and 32) in the vicinity experience views of the site west of Bishopstoke Road, where the distributor road is currently proposed and the western part of the application site. Motorists on Church Road and a small number of residents of the Colden Common settlement edge (see Viewpoint 29) experience views of the elevated part of the site west of Upperbarn Copse. Lower parts of the site are screened by topography.

- 5.18 To the north, the areas of particular importance are the open farmland between the site and Church Lane and the South Downs National Park. Open views from PRoW west of Leyland's Business Park (see Viewpoint 5) are possible due to almost flat topography and limited vegetation on the valley floor. Further to the north, views beyond Church Lane are screened by a built-up area.
- 5.19 The South Downs National Park contains areas of higher topography to the north and north-east, where distant views of the site are possible, however, public access areas (PRoW) with views of the proposed development would be relatively limited. In the immediate vicinity of the site, Park Hills Woods obscure all views of the site from the SDNP. Further beyond, several views from PRoW and roads within the SDNP were recorded (see Viewpoints 17, 18, 19, 20, 28, 35, 34 and 36). The more distant views show glimpses of the site which is not a prominent feature in the views due to distance and other features within views. Viewpoints 37, 38 and 39 illustrate long distance views from the South Downs National Park towards the site. In those views the site is screened by topography and vegetation and, if seen, it is barely perceptible due to distance. Two night views from the SDNP were recorded – see Viewpoints 18 and 37. They illustrate a dark sky in their vicinity (national park area) and light pollution from urban areas to the south, in particular from Southampton Airport, which is the most significant source of light pollution in long distance views from the SDNP.
- 5.20 Receptors along Winchester Road between Fisher's Pond (Viewpoint 8) and central Fair Oak experience views of the site which is located in the immediate vicinity. These views are often interrupted by vegetation and buildings. There are also views of the site from the Fair Oak settlement itself, (see Viewpoints 10 and 11), however these are dominated by the surrounding suburban development.
- 5.21 To the east and south-east the eastern part of the site is visible up to approximately 1.5km from its boundary. These views are often partially obscured by intervening vegetation on gently undulating farmland and by landform itself. Elevated areas around the site, often with small rural lanes and far buildings (see Viewpoint 16), and PRoW in the immediate vicinity of the site (see Viewpoints 15 and 27) provide best views.
- 5.22 There are many open views from PRoW on site boundary and within the site itself. Views from PRoW immediately south of Park Hills Wood (Viewpoints 12, 23 and 24), around Upperbarn Close (Viewpoints 6, 7 and 21), from the edge of Stoke Park Wood (Viewpoint 22), from the edge of Hall Lands Farm (Viewpoint 13) or from Mortimers Lane provide generally uninterrupted views of the site and the proposed development. Viewpoint 25 illustrates parkland landscape of the golf course within the eastern part of the site

Sensitivity of visual receptors

5.23 Table 1 provides the summary of visual receptors and their sensitivity at all viewpoints.

Table 1 Sensitivity of visual receptors at viewpoints - summary

VP	LPA	Location	Receptors	Sensitivity
1	Eastleigh Borough	Pitmore Road	Road users (motorists, pedestrians), residents	Medium
2	Winchester District	PRoW no. 2b (footpath) south of Wardle Rd	Recreational walkers	Medium
3	Winchester District	PRoW no. 5 (footpath) north of Wardle Rd	Recreational walkers	Medium
4	Eastleigh Borough	Stoke Common Rd / Pendula Way	Road users (motorists, pedestrians), residents	Medium
5	Winchester District	PRoW no. 21 (footpath) west of Nob's Crook	Recreational walkers, residents	High
6	Eastleigh Borough	PRoW no. 24 (footpath) south of Upperbarn Copse	Recreational walkers and horse riders	High
7	Eastleigh Borough	PRoW no. 26 (footpath) east of Upperbarn Copse	Recreational walkers	High
8	Winchester District	Winchester Rd (B3354), Fisher's Pond	Road users (motorists, pedestrians), residents	Medium
9	Eastleigh Borough	Winchester Rd (B3354), Crowdhill	Road users (motorists, pedestrians), residents	Medium
10	Eastleigh Borough	Fair Oak public open space	Users of recreation ground, residents	Medium
11	Eastleigh Borough	Fair Oak, Witt Rd	Road users (motorists, pedestrians), residents	Medium
12	Winchester District	PRoW no. 23 (bridleway) south of Park Hills Wood	Recreational walkers and horse riders	High
13	Eastleigh Borough	PRoW no. 20 (footpath) - Hall Lands Lane	Road users (motorists, pedestrians), residents	High
14	Eastleigh Borough	Stroudwood Lane	Road users (motorists, pedestrians)	Low
15	Winchester District	PRoW no. 18 (footpath) near Alma Lane	Recreational walkers	Medium
16	Winchester District	Durley Hall Lane, Oakdale Farm	Recreational walkers, road users, residents	High
17	Winchester District / SDNP	Lower Upham	Road users (motorists, pedestrians), residents	Medium

VP	LPA	Location	Receptors	Sensitivity
18	Winchester District / SDNP	PRoW no. 15 (footpath) in Upham, Pilgrims' Trail	Recreational walkers	Very high
19	Winchester District / SDNP	PRoW no. 32 (restricted byway) east of Sladford's Copse, Pilgrims' Trail	Recreational walkers	Very high
20	Winchester District / SDNP	PRoW no. 34. south of Sladford's Copse	Recreational walkers	Very high
21	Eastleigh Borough	PRoW no. 26 (footpath) east of Upperbarn Copse looking east	Recreational walkers	High
22	Eastleigh Borough	PRoW no. 730 (footpath) adjacent to Stoke Park Wood	Recreational walkers	High
23	Eastleigh Borough	PRoW no. 23 (bridleway) south of Park Hills Woods and west of Jamesmead Farm	Recreational walkers and horse riders	Medium
24	Winchester District	PRoW no. 23 (bridleway) south of Park Hills Woods and north of Hall Lands copse	Recreational walkers and horse riders	High
25	Eastleigh Borough	PRoW no. 17 (footpath) running through the East Horton golf course	Golf course users and recreational walkers	High
26	Eastleigh Borough	PRoW no. 23 (bridleway) near Lea Cottage	Recreational walkers and horse riders	High
27	Winchester District	PRoW no. 17 (footpath) crossing Greenwood Lane	Golf course users and recreational walkers	High
28	Winchester District	Portsmouth Road / Hurst Lane	Motorists	Medium
29	Winchester District	Church Lane	Road users (motorists, pedestrians), residents	High
30	Eastleigh Borough	PRoW no. 21 (footpath) east of Bishopstoke Road towards Leyland's Farm	Recreational walkers	Medium
31	Eastleigh Borough	PRoW no. 4 (footpath) connecting Bishopstoke Road and Lordswood	Recreational walkers	Medium
32	Winchester District	PRoW no. 1 (footpath) near Bugle Farm	Recreational walkers	Medium
33	Winchester District	Itchen Way, PRoW no. 1 (footpath) north of Highbridge Road	Recreational walkers	High
34	Winchester District / SDNP	PRoW no. 20 near Thompson's Lane	Recreational walkers, motorists	Very high
35	Winchester District / SDNP	PRoW no. 52 (restricted byway) near Popes Lane	Recreational walkers	High

VP	LPA	Location	Receptors	Sensitivity
36	Winchester District / SDNP	Allan King Way, PRoW no. 16 (footpath), Pilgrims' Trail	Recreational walkers	Very high
37	Winchester District / SDNP	Greenhill Lane, PRoW no. 25 (bridleway)	Recreational walkers and horse riders	Very high
38	Winchester District / SDNP	PRoW no. 30 (footpath), Pilgrims' Trail	Recreational walkers	Very high
39	Winchester District / SDNP	Watley Lane, PRoW no. 22 (bridleway)	Recreational walkers and horse riders	Very high

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Appendix 1

Glossary of LVIA Terms

Appendix 1 Glossary of LVIA Terms

Source: GLVIA3, pp. 155-159

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	<p>The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories:</p> <ol style="list-style-type: none">1. supporting services, such as nutrient cycling, oxygen production and soil formation - these underpin the provision of the other 'service' categories;2. provisioning services, such as food, fibre, fuel and water;3. regulating services, such as climate regulation, water purification and flood protection;4. cultural services, such as education, recreation, and aesthetic value.

Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place

Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape

	type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering - the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

Appendix 2

LVIA Methodology

Appendix 2 LVIA Methodology

Definitions of Significance

Table A-1 Definition of Landscape and Visual Effects

Item	Description
Substantial	Changes resulting in a complete variance with the landscape resource or visual amenity.
Major	Changes resulting in a fundamental change to the landscape resource or visual amenity.
Moderate	A material but non-fundamental change to the landscape resource or visual amenity.
Minor	A slight but non-material change to the landscape resource or visual amenity.
Negligible	A detectable but non-material change to the landscape resource of visual amenity.
None	No detectable change to the landscape resource or visual amenity.

- 1.1 Effects can be positive, adverse or neutral i.e. if no change arises.
- 1.2 Duration of effects is assessed as:
- Long term (more than 20 years);
 - Medium-long term (10 to 20 years);
 - Medium term (5 to 10 years);
 - Short term (1 to 5 years);
 - Temporary (less than 12 months).
- 1.3 Effects are assessed during the construction phase and operational phase (Year 1 and Year 15).

Landscape and Visual Sensitivity

- 1.4 Table A-2 summarises landscape sensitivity criteria used in the assessment of landscape effects.

Table A-2 Landscape Sensitivity Criteria

Item	Description
Very High	Value: Nationally/Internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled / degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

1.5 Table A-3 summarises visual sensitivity criteria used in the assessment of effects on visual receptors.

Table A-3 Visual Sensitivity Criteria

Item	Description
Very High	<p>Value/Susceptibility: View is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; national/internationally designated right of way; protected/recognised in planning policy designation.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Visitors to promoted viewpoints (often with interpretation boards); - Visitors to recreational hilltops and peaks; - Residential locations, occupiers of residential properties with high susceptibility; - People using important recreational routes, such as National Trails / long distance promoted routes, National Cycle Routes and other important and well used PRow.
High	<p>Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRow.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Residential locations with medium susceptibility; - Recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; - Themed rights of way with a local association; - Panoramic viewpoints marked on OS maps; - Road routes promoted in tourist guides and/or for their scenic value.
Medium	<p>Value/Susceptibility: People with a general interest in their surroundings or with some viewing opportunities. View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Residential locations with lower susceptibility; - Users of public open spaces and outdoor recreational spaces; - General users of local PRow and other recreational routes; - Visitors to local viewpoints and resting places; - People engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; - Views from minor road routes passing through rural or scenic areas.
Low	<p>Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.</p> <p>Examples:</p> <ul style="list-style-type: none"> - Major road routes;

Item	Description
	<ul style="list-style-type: none"> - Rail routes; - Receptor is at a place of work but visual surroundings have some relevance.
Very Low	<p>Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued. People with a more limited or passing interest in their surroundings.</p>
	<p>Examples:</p> <ul style="list-style-type: none"> - Users of more transitory routes such as cycle routes on roads with no scenic value; - Users of the local road network and major highways; - People at their place of work but visual surroundings have limited relevance; - Users of indoor or sporting recreational facilities.

Magnitude of Landscape and Visual Effects

1.6 Table A-4 provides definitions of magnitude of effects used in the assessment of landscape and visual effects.

Table A-4 Magnitude of Landscape and Visual Effects

Item	Description
Very High	<p>Landscape: total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.</p>
	<p>Visual: substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
High	<p>Landscape: notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or, addition of prominent conflicting elements.</p>
	<p>Visual: additions are clearly noticeable and part of the view would be fundamentally altered.</p>
Medium	<p>Landscape: partial loss/alteration to one or more key receptors/characteristics; Addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.</p>
	<p>Visual: the proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.</p>
Low	<p>Landscape: minor loss or alteration to one or more key landscape receptors/characteristics; Additional elements may not be uncharacteristic within existing landscape.</p>

Item	Description
	Visual: proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.

Significance Matrix

- 1.7 Table A-5 provides a significance matrix. The significance of effects is determined by assessing the sensitivity to change, of the landscape and visual receptors, against the magnitude of change predicted upon them. The matrix is used as a guide only and the final assessment will be based on professional judgement.

Table A-5 Significance Matrix

Overall Sensitivity	Overall Magnitude				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

- 1.8 In this LVIA effects of the significance above moderate are judged as 'significant'.

Appendix 3

Planning Policy

Appendix 3 Planning Policy

National Planning Policy Framework

Core Planning Principles

"17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs."

Section 7: Requiring good design

"56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

“58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.”

“61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

Section 11: Conserving and Enhancing the Natural Environment

“109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

“113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites,²⁴ so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.”

“117. To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.”

Section 12: Conserving and Enhancing the Historic Environment

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

National Planning Policy Guidance

Landscape (Paragraph: 001 Reference ID: 8-001-20140306)

"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.

Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making. Natural England provides guidance on undertaking these assessments."

Eastleigh Borough Local Plan Review 2001-2011 (adopted May 2006) Saved Policies

Policy 18.CO – Landscape Character

"Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused."

Policy 19.CO – Landscape Features

"Development in the countryside or in urban areas will be refused if it would result in the loss of, or damage to locally important features in the landscape, such as water courses, ponds and lakes. Where the Council is satisfied that the loss or reduction of a feature is fully justified, it will require appropriate replacement features to be included in the proposals.

Policy 36.ES – Lighting

"Permission will be refused for proposals which do not incorporate well designed lighting, where lighting is necessary. Lighting should be concentrated in those areas where it is required and spillage, either horizontally or vertically, should be minimised. The size and design of the lighting columns should not detract from the character of the locality."

Policy 46.ES – Tree Preservation Orders

"Permission will not be granted for development which would involve the loss of trees which are the subject of a Tree Preservation Order."

Policy 59.BE – Promoting Good Design

"Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

- i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;
- ii. they make the most efficient use of the land;
- iii. they incorporate an appropriate mix of dwelling type and land-use where appropriate;
- iv. they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;

- v. they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;
- vi. include, where appropriate, provision for the secure storage of bicycles;
- vii. they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;
- viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;
- ix. they include, where appropriate, measures which provide shade and protection from the sun; and
- x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.”

Policy 60.BE Road and Rail Corridors

“Permission will not be granted for development along major road or rail corridors, which adversely affects the quality of the environment. Permission will be granted for appropriate development which incorporates a high standard of design, materials and planting and mitigates the impact of the development when viewed from the corridor(s).”

Policy 145.OS – Protection of Existing Open Space

“The Borough Council will refuse any proposals that would result in the loss of land currently used for children’s play, sports pitches, open space or outdoor sports, whether in public or private ownership unless:

- i. the proposed development is ancillary to the principal use of the site and does not adversely affect the quality and quantity of pitches and their use; or
- ii. the proposed development only affects land which is incapable of forming, or forming part of, a playing pitch; or
- iii. the open space that would be lost as a result of the proposed development would be replaced by open space of equivalent or better quality and quantity in a suitable location, prior to the commencement of the development; or
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the detriment caused by the loss of the playing field; or
- v. in the case of school playing fields, the land is surplus to educational requirements and there is no local shortage of open space in the locality, for which the land could reasonably be used.”

Policy 146.OS – Green Network of Public Open Space

“Development proposals which would have a detrimental impact on the green network will be refused. Contributions, where appropriate, from adjoining development proposals will be sought to enhance the environment and facilities within the green network.”

Policy 152.OS – Rights of Way and Access to the Countryside

“ In order to extend and improve access along the Green Network, the following dual purpose cycle and pedestrian links are proposed, as shown on the Proposals Map subject to the undertaking of an appropriate assessment of their potential impacts on areas of nature conservation value.

- i. Stoke Common Road, Bishopstoke, via Stoke Park Woods, to Winchester Road, Fair Oak;
- ii. Solent link from Weston shore, via Westfield Common, Coach Road and Hamble Lane, to Spitfire Way, Hamble;
- iii. Hamble, via Badnam Copse and Mallards Moor, to Bursledon Station;
- iv. Bursledon Station, via Manor Farm Country Park, to Botley.
- v. Woodhouse Lane to Grange Park estate, Hedge End;
- vi. Winchester Road, Boorley Green, to Hedge End station;
- vii. Tollbar Way, Hedge End, to Moorgreen Road; and
- viii. Allington Lane to Quob Lane (see Proposals Map).”

Policy 153.OS – Bridleways

“ In order to improve general access and off road links between existing bridleways and equestrian establishments, the following new bridleways are proposed as shown on the Proposals Map:

- i. Hardings Lane to Upper Barn Copse;
- ii. Allington Lane to Itchen Valley Country Park, via Hogwood Lane/Allington Manor;
- iii. Burnetts Lane, via Moorgreen Farm, to Allington Lane;
- iv. Woodhouse Lane to Grange Park estate;
- v. Winchester Steeet, Botley, to Newhouse Farm;
- vi. Satchell Lane, Hamble;
- vii. Quob Lane to Allington Lane, West End; and
- viii. Moorgreen Road to Tollbar Way, Hedge End.”

Eastleigh Borough Local Plan 2011-2029 Revised Pre-submission, February 2014

Strategic Policy S5 – Green Infrastructure

“ Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure:

- i. strategic links to and between the borough’s settlements and the major areas of open space including the country parks and the coast (see strategic policy S8);
- ii. publicly accessible open space including formal sports facilities and informal amenity space (see policies DM31-DM33, Chapter 5 and detailed proposals in Chapter 6) which include:
 - a. playing fields south of M27 junction 5, Eastleigh, to replace those that will be lost to the residential allocation south of Chestnut Avenue (policy E1 Chapter 6 section 6.6);
 - b. playing fields west of Woodhouse Lane, Hedge End (policy HE1, Chapter 6 section 6.9);
 - c. public open space within the proposed development, west of Horton Heath (policy WE1, Chapter 6, section 6.11);
 - d. open space east of Long Lane, Bursledon (policy BU6, Chapter 6 section 6.4); and
 - e. on-site open space and allotments associated with residential development proposals (see proposed residential allocations in Chapter 6);
- iii. urban green infrastructure including amenity spaces, private gardens, landscape schemes, street trees, green roofs and walls, and links to and between areas of public open space and accessible countryside (see policy DM1, Chapter 5);
- iv. areas of nature conservation value (see strategic policy S11 below and policy DM9, Chapter 5);
- v. historic landscapes, including historic parks and gardens (see strategic policy S12 below and policy DM10, Chapter 5); and
- vi. opportunities for local food growing including allotments (see policies DM31 to DM33, Chapter 5 and detailed proposals in Chapter 6).”

Strategic policy S8 – Strategic footpath, cycleway and bridleway links

“ The Borough Council will seek to create new and improved footpath, cycleway and bridleway links throughout the borough, including connecting the country parks, increasing access along the coast and to the South Downs National Park and improving connections between the parishes and Eastleigh Town Centre.

The Council will seek the provision of the following new and strategic footpath/cycleway/ bridleway routes as shown on the key diagram and the policies map:

- i. Forest Park to Otterbourne via Chandlers Ford;
- ii. Chandler’s Ford to Chilworth;
- iii. Lakeside Country Park to Forest Park;
- iv. Eastleigh to Botley via Eastleigh River Side, Horton Heath and Hedge End;

- v. Eastleigh to Southampton via Stoneham Lane;
- vi. Itchen Navigation to Stoke Park Woods;
- vii. Eastleigh/ Bishopstoke to Itchen Valley Country Park and Mansbridge via the Itchen valley;
- viii. Bishopstoke to Fair Oak via Stoke Park Woods and on to the South Downs National Park;
- ix. Itchen Valley Country Park to Manor Farm Country Park;
- x. Manor Farm Country Park to Forest of Bere via Botley and on to the South Downs National Park including the Botley to Bishop's Waltham Rail Trail;
- xi. Boorley Green to Hedge End railway station;
- xii. Botley to Fair Oak and on to the South Downs National Park;
- xiii. Botley to Hamble via Manor Farm Country Park;
- xiv. Botley to Southampton;
- xv. Southampton to Hamble via the Royal Victoria Country Park and Netley.

All of these routes will avoid conflict with established nature conservation interests.

New development should integrate with existing routes and wherever possible maintain, protect and enhance their function. Development that would sever, obstruct or otherwise have a detrimental impact on the existing or proposed network of green routes as shown on the policies map will not be permitted."

Strategic Policy S11 – Nature Conservation

" The Borough Council will work with statutory and voluntary agencies and developers to:

- i. Protect, conserve and enhance areas subject to international, European, national and local nature conservation designations;
- ii. Assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- iii. Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas and Priority Biodiversity Links identified in the Eastleigh Borough Biodiversity Action Plan 2012-2022, and watercourses, trees and hedgerows important to biodiversity and local character;
- iv. On new development sites seek enhancement of biodiversity through the provision of new habitats and features compatible with the native biodiversity characteristics of the borough; and
- v. Encourage and develop public understanding of biodiversity, enabling access where this does not harm nature conservation interests. (See policy DM9, Chapter 5).

In order to prevent any adverse effects / impacts from development upon European sites within and outside the borough including the Solent European marine sites, the Council will work with PUSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement a strategic approach to the protection of European sites from the direct and indirect effects of development including recreational disturbance. Within Eastleigh borough this will include:

- a. implementing a suite of detailed mitigation proposals for the borough's coast as recommended by the Solent Disturbance and Mitigation Project;
- b. contributing to major elements of the PUSH Green Infrastructure Strategy including the proposed Forest Park in Test Valley borough and the provision and enhancement of recreational green routes (see policy S8);
- c. the provision and enhancement of amenity open space with new development, including the provision of new biodiversity assets; and
- d. enhancement of the borough's existing recreation, open space and biodiversity assets.

Strategic Policy S12 – Heritage assets – Promoting Good Design

" The Borough Council will conserve and enhance the borough's heritage assets through:

- i. Identifying the assets by means of an on-going programme of survey and review;
- ii. Identifying their key features and measures to manage and enhance these, e.g. through conservation area appraisals;
- iii. Restricting development likely to harm them or their settings through management of development proposals; and

iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset. (See policy DM10, Chapter 5)."

Development Management Policy DM1 – General criteria for new development

"All new development should (as relevant):

- i. not have an unacceptable impact on, and where possible should enhance:
 - a. residential amenities;
 - b. the character and appearance of urban areas, the countryside and the coast;
 - c. biodiversity; and
 - d. heritage assets;
- ii. make efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;
- iii. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views;
- iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds or other landscape features of value to the character of the area, for appearance, biodiversity or for urban cooling unless they can be replaced with features of equivalent or enhanced value;
- v. include a landscape scheme covering the design and layout of external space;
- vi. for new development, achieve a net increase in green infrastructure in or around the site;
- vii. provide satisfactory management arrangements for all landscape and green infrastructure;
- viii. incorporate provision for disabled people;
- ix. incorporate design measures to inhibit criminal and anti-social behaviour;
- x. incorporate provision for on-site waste management; and
- xi. include provision for public art associated with new development in accordance with the Council's adopted Public Art Strategy.

Winchester District Local Plan Review 2006 Saved Policies

Policy DP4 - Landscape and the Built Environment

"In order to maintain or enhance the District's townscape and landscape, development will not be permitted where it would detract from, or result in the loss of:

- (i) important public views and skyline features, both in the immediate vicinity and long-range, where site analysis identifies these as being of recognised importance;
- (ii) slopes;
- (iii) trees and hedgerows;
- (iv) open areas important to the townscape or the setting of buildings, including Listed Buildings;
- (v) the landscape framework, including those 'key characteristics', landscape and built form strategies listed at Appendix 2;
- (vi) water features, river corridors and other waterside areas;
- (vii) areas of ecological importance.

Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should, in particular, avoid harm to, and be in sympathy with, both the immediate and wider landscape setting."

Joint Core Strategy (adopted March 2013)

Policy CP7 - Open Space, Sport and Recreation

“The Local Planning Authority will seek improvements in the open space network and in built recreation facilities within the District, to achieve the type of provision, space required and levels of accessibility set out in the Council’s most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through onsite provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that :-

- alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or
- the benefit of the development to the community outweighs the harm caused by the loss of the facility.”

Policy CP15 – Green Infrastructure

“ The Local Planning Authority will support development proposals which:-

- maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area;
- provide a net gain of well managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy CP7 and appropriate for the scale of development, through on-site provision which :-
- addresses deficits in local green infrastructure provision where appropriate;
- integrates with the green network/grid identified at the District and sub-regional level (as illustrated on Map 9);
- provides a high quality public realm for the local community;
- encourages public access to and within the natural environment where appropriate;
- allows for adaptation to climate change;
- is well planned to allow cost effective ongoing management of the GI;
- links areas of biodiversity;
- is provided at the earliest feasible stage.

Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.”

Policy CP19 – South Downs National Park

“ New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park’s purposes.

Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of overriding national importance, or its impact can be mitigated.”

Policy CP20 – Heritage and Landscape Character

“ The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District’s distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic attlefields and archaeology.

Particular emphasis should be given to conserving:

- recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.”

South Downs Local Plan – Preferred Options

Strategic Policy SD5: Landscape Character

“1. Development proposals which conserve and enhance the landscape character of the South Downs National Park and comply with other relevant policies, in particular, Policy SD6 (Design) will be permitted. It should be clearly demonstrated that development proposals are informed by:

- the South Downs Integrated Landscape Character Assessment (SDILCA) (2011);
- community-led/local landscape character assessments; and
- appropriate site based investigations.

2. And are, as appropriate, in accordance with the following requirements:

- a) The design, layout and scale of proposals should conserve and enhance existing landscape character features including topography, vegetation, natural drainage, existing trees and hedgerows and safeguard the experiential and amenity qualities of the landscape. The creation of green corridors which extend into settlements will be supported.
 - b) The use of planting, having regard to the need for appropriate design and layout, which limits the need for screening planting, in accordance with Policy SD6 (Design). Any appropriate planting should be consistent with local character, enhance biodiversity and be in accordance with Policy SD14 (Green Infrastructure). New planting should be native species unless there are appropriate and justified reasons to select non-native species.
 - c) Natural and historic features which contribute to the distinctive character and pattern of the landscape and its evolution are conserved and enhanced, including reference to the South Downs and Pan Sussex Historic Landscape Character Assessments and other appropriate research material.
 - d) Where proposals are within designed landscapes (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.
 - e) The open and undeveloped nature of existing gaps between settlements will be conserved and, where appropriate, enhanced.
3. The restoration of landscapes where either natural or cultural heritage features have been lost or degraded will be sought.
4. Development proposals that would have an unacceptable adverse impact on the character of the immediate and wider landscape or the special qualities of the National Park will be refused.”

Strategic Policy SD7: Safeguarding Views

“1. Development proposals that conserve and enhance views and comply with other relevant policies will be permitted where they take into account the following view types and patterns which are identified in the Viewshed Characterisation Study:

- a) landmark views to and from viewpoints and tourism and recreational destinations;
- b) views from publicly accessible areas which are within, to and from settlements which contribute to the viewers enjoyment of the National Park;
- c) views from public rights of way, open access land and other publicly accessible areas; and
- d) views which include specific features relevant to the National Park and its special qualities, such as cultural heritage and biodiversity features.

2. Sequential views and cumulative features and impacts within views have been appropriately assessed and appropriately mitigated for, where necessary.

3. Development proposals that would have an unacceptable adverse impact on this special quality of the National Park will be refused.”

Strategic Policy SD8: Relative Tranquillity

1. Development proposals that conserve and enhance the relative tranquillity of the National Park and comply with other relevant policies will be permitted. It should be clearly demonstrated that development proposals are informed by the South Downs Tranquillity Study and should consider the following impacts on relative tranquillity:
 - a) direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
 - b) indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
 - c) experience of users of the public right of way network and other publicly accessible locations.
2. Development proposals that are located in areas which are either vulnerable to change, or at the higher range of relative tranquillity (as identified in the South Downs Tranquillity Study) will be subject to the most rigorous scrutiny in order to ensure that relative tranquillity is conserved and enhanced.
3. Development proposals that would have an unacceptable adverse impact on relative tranquillity will be refused.”

Strategic Policy SD9: Dark Night Skies

- “1. Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) for lighting within environmental zones, and have regard to the following hierarchy:
- a) The installation of lighting is avoided;
 - b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
 - c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.
2. To be appropriate, lighting for development proposals should ensure that:
- a) The measured and observed sky quality in the surrounding area is not reduced;
 - b) Lighting is not unnecessarily visible in nearby designated and key habitats;
 - c) The visibility of lighting from the surrounding landscape is avoided; and
 - d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.
3. Development proposals that are located in or unnecessarily visible from the dark sky core boundary, as shown on the Policies Map, with SQM values exceeding 20 mag per arcsecond¹⁰ or in areas identified as being vulnerable to change will be subject to the most rigorous scrutiny in order to ensure that relative tranquillity is conserved and enhanced.”

Appendix 4

Landscape Character Assessment Extracts



Description

Physical and functional links to other National Character Areas

The area is drained by four main river valleys – the Test, Itchen, Hamble and Meon – flowing from their origins in the Hampshire Downs and South Downs National Character Areas (NCAs) to estuaries running into Southampton Water. They function as key wildlife corridors, for example for otter and Atlantic salmon. They also feed wetland and European or internationally designated wetlands, such as the Solent and Southampton Water Ramsar site and the Portsmouth Harbour Special Protection Area (SPA) (in the neighbouring South Coast Plain NCA), which are important for breeding and overwintering birds. Therefore, water quality and sediment load need to be carefully managed throughout the whole catchment.

There are wide views across Southampton Water from Southampton. However, the high-rise buildings and industrial areas of Southampton have an impact on the views from surrounding NCAs such as the New Forest and South Coast Plain. From Portsdown Hill, it is possible to see Portsmouth, the Solent and the Isle of Wight.

Southampton has several regionally and nationally important transport links, such as the M3 to London and the M27 along the south coast. A ferry service from the port connects the Isle of Wight to the mainland. Southampton Airport at Eastleigh on the outskirts of the city serves routes to the Channel Islands, European and international destinations.

Two National Parks, the New Forest and South Downs, in neighbouring NCAs are popular recreational destinations for people from the Southampton area and elsewhere within the NCA. Southampton and the coastal river valleys offer many water-based activities such as yachting and attract visitors from outside the NCA.



The view across Portsmouth Harbour from Portsdown Hill.

Key characteristics

- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.
- Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native white-clawed crayfish.
- Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.
- Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA.



The mudflats of the Solent and Southampton Water SPA support a wide assemblage of waders and waterbirds.

South Hampshire Lowlands today

The South Hampshire Lowlands National Character Area is a low-lying and gently undulating plain that lies between the chalk outcrops of the Hampshire and South Downs and Southampton Water. Wedge-shaped, to the west it melds with the New Forest NCA while to the east it tapers to a narrow point at Havant. The area is underlain by gently folded Tertiary sands, silts and clays in places overlain by more recent river-deposited sands and gravels. This has given rise to widespread, seasonally waterlogged, heavy, clay soils, with small areas of light, well-drained loams, for instance to the east of Romsey and the west of Chandler's Ford. Its highest feature, Portsdown Hill, is an outlying chalk ridge which forms a backdrop to Portsmouth and contrasts dramatically with the flatter countryside around it. It is the only area of chalk grassland within the NCA and supports a rich chalk grassland flora and diverse invertebrates such as the endemic early gentian, bee and fly orchids, and the chalkhill blue, small blue and brown argus butterflies.

The shoreline of the NCA is contained entirely within the inlet of Southampton Water and is heavily developed with the docks and city of Southampton. Despite being a busy waterway, Southampton Water is noteworthy for its international/European designations: the Solent and Southampton Water Ramsar site, Solent and Southampton Water SPA and the Solent Maritime Special Area of Conservation (SAC) for its wetland habitats and overwintering waders.

Several fast-flowing rivers are a significant feature of the landscape. The Test, Itchen, Hamble and Meon rivers drain the lowlands as they travel southwards from their origins in the Downs to their estuaries in Southampton Water. Their clear, spring water supports a rich aquatic flora and fauna and wildlife habitat that is now scarce elsewhere in England for species such as otter, Atlantic

salmon, white-clawed crayfish, brook lamprey and southern damselfly. Dry fly fishing is thought to have originated on the River Test and the Test and Itchen are now managed for angling along most of their length.

Along the chalk rivers lie meadows of species-rich flood plain grassland. Beside the Test these undergo a transition from neutral grassland through to brackish grassland, reedbed, fen and salt marsh. These flood plain grasslands are important for breeding wading birds and wintering wildfowl and invertebrates, supporting many nationally rare and scarce species. Small pockets of fen and fen grassland, important for their distinctive flora such as marsh helleborine and marsh orchids, are associated with calcareous springs that rise at the foot of the Hampshire Downs, for example at The Moors, Bishop's Waltham Site of Special Scientific Interest (SSSI).

To the north and east of Southampton lie the remnants of the Royal Hunting Forest of Bere, now a mosaic of grassland, wood pasture and woodland, a high proportion of which is designated as ancient woodland. The area has a relatively high density of traditional farmsteads and historic houses set within 18th-century and earlier enclosed fields. Within broadleaved woodland, oak with a hazel understory is the prevalent woodland type but in some areas (such as Everett's and Mushes Copses and the upper reaches of the Hamble) there are stands of small-leaved lime with wych elm. Along the upper reaches of the Hamble are estuary edge woods, some of the botanically most diverse in the NCA, which show an unusual transition from woodland through brackish marsh to salt marsh. Conifer plantations introduced in the Forest of Bere provide small-scale commercial forestry operations.



Baddesley Common.

Isolated patches of agriculturally unimproved grassland are scattered across the NCA such as Moorgreen Meadows and Hook Heath Meadows SSSI. Despite their fragmented nature, they are valuable for their rich flora and invertebrate assemblages.

The farmed landscape is typically pastoral in character but some arable farming also takes place, especially cereals and oilseed rape. Around the Meon Valley, soils are lighter and there are some small but intensive pockets of market gardening/horticulture as well as nurseries and garden centres. The field pattern is varied with some small and medium irregular fields, resulting in some cases from medieval enclosure and typically bounded by a low oak hedgerow.

A significant proportion of the NCA, about 29 per cent, is urban. Southampton is by far the most important city but there are also several other significant, large towns including Eastleigh, Havant, Romsey, Totton and Waterlooville. The rural settlement pattern is more dispersed and less strongly nucleated with some often loosely clustered villages, hamlets, isolated small farms and cottages set within medieval and later enclosed fields and linked by a network of minor roads and narrow lanes. A few large houses and estates are dotted throughout the landscape.

The area benefits from good transport links including the M3 to London and Southampton Airport. However, these have a significant visual and environmental impact on the area, fragmenting farmland and semi-natural habitats. Only 7 per cent of the area, mostly within the Forest of Bere, is identified as remaining tranquil/undisturbed, with 65 per cent being described as disturbed in 2006.

The landscape through time

The NCA lies within the Hampshire Basin to the south of the South Downs ridge. Chalk, which forms the outlying ridge of Portsdown Hill, represents the oldest geology in the NCA. The Chalk was deposited in the Upper Cretaceous (between 100 and 66 million years ago) in an extensive shallow sea which covered much of northern Europe. Overlying the Chalk is a sequence of Tertiary sands, silts and clays which represent fluctuating marine, estuarine and freshwater environments which dominated southern England and the Hampshire Basin from approximately 66–34 million years ago. Towards the end of the Tertiary, the formation of the Alps (about 15 million years ago) led to folding of rocks in southern England resulting in the gently tilted and folded chalk ridges and Tertiary sediments. During the Quaternary ice ages, the NCA lay to the south of the maximum ice sheet advance in a tundra-like environment. There are extensive river terrace deposits (along the Test and Itchen, for example) which document the river response to fluctuating climatic conditions during the Quaternary.

Prehistoric occupation of the area seems to have been concentrated around the river valleys and Portsdown Hill where there are the remains of Neolithic and bronze-age barrows. A possible bronze-age jetty at Testwood Lakes suggests that even at this early period trading links were important for the area.

The first urban centres were established under Roman occupation as small market towns at Havant and Wickham. A Roman fort was constructed at Clausentum, possibly at modern-day Bitterne, a suburb of Southampton.⁴ The remains of Roman villas as well as kilns have also been found across the NCA.⁵

In the 7th century, under the West Saxons, Hamwic, an important port and trading emporium, the forerunner of Southampton, was founded on the banks of the Itchen. By the 10th century, the threat of Danish raids prompted the inhabitants to rebuild it on the west bank of the Test where its proximity to the continent and the double tides of Southampton Water helped it to become a major port. Today, Southampton still retains parts of its original medieval walls and several fine examples of wealthy merchants' houses dating from the 12th century.

During this period, the Church also influenced the establishment of settlements such as at Bishop's Waltham, where the bishops of Winchester held an estate, and Netley and Romsey where abbeys were founded.

The modern Forest of Bere is a composite of the remnants of several Royal Hunting Forests – the forests of Melchet, Buckholt, Bere Ashley and the largest, the Forest of Bere Portchester. They were designated as Royal Hunting Forests by the Normans and were probably at their greatest extent during the 12th century. During the Middle Ages, the forests' value for hunting began to decline and the woodland began to be cleared for farmland. Timber from the forests was also in demand for ship-building at Southampton and later to fuel iron foundries for the construction of iron-clad ships.

⁴ Hampshire County Integrated Character Assessment, Part 2 An Overview of the Hampshire Landscape, Hampshire County Council (draft March 2010)

⁵ Hampshire County Integrated Character Assessment, Forest of Bere East, Hampshire County Council (May 2012)

From the 17th century onwards, watermeadows became a distinctive feature along the rivers Test, Itchen and Meon. Flooding the fields increased their fertility and prevented the ground from freezing, allowing livestock to be put out to graze earlier in the season. The system was abandoned from the early 20th century and the valleys have now become more wooded. The fast-flowing waters of the rivers Itchen and Test were also harnessed to power mills, particularly paper and silk mills.

The proximity of the area to the continent and its coastal location has meant that, throughout its history, it has been at risk of invasion. In the 19th century, a series of forts were built along Portsdown Hill, known locally as Palmerston's Follies, to protect the naval base at Portsmouth.

The arrival of the railways in the 19th century connected the port of Southampton to London and spurred the development of Eastleigh as a railway town. It also gave local market gardening a new outlet as perishable produce such as strawberries could now be quickly transported to London.

During the 20th century, Southampton emerged as the major starting point for cruise ships and it remains a major port today for both freight and passenger traffic with the port authority being the largest employer in the city. In the post-war period, other urban centres within the NCA, such as Waterlooville and Havant, saw a rapid expansion to provide housing for an increasing population. Southampton City Council became a unitary authority in 1997.



A veteran oak tree at Creech wood.

Ecosystem services

The South Hampshire Lowlands NCA provides a wide range of benefits to society. Each is derived from the attributes and processes (both natural and cultural features) within the area. These benefits are known collectively as 'ecosystem services'. The predominant services are summarised below. Further information on ecosystem services provided in the South Hampshire Lowlands NCA is contained in the 'Analysis' section of this document.

Provisioning services (food, fibre and water supply)

- **Timber provision:** The area has been historically important for timber and today provides fencing, poles and some higher-quality firewood.



The River Test.

- **Water availability:** A large proportion of Hampshire and the Isle of Wight as well as areas of Sussex are dependent on the groundwater and surface waters of the rivers Test and Itchen. All the main rivers within the NCA also supply wetlands of international importance, for instance the Solent and Southampton Water Ramsar site within the NCA and the Portsmouth Harbour Ramsar site in the neighbouring South Coast Plain NCA.

Regulating services (water purification, air quality maintenance and climate regulation)

- **Regulating water quality:** The chemical quality of the groundwater is good. However, the picture for the surface waters is more mixed. The Meon is judged to have both good ecological and chemical quality. The Lower Test is judged to be of moderate ecological quality between Timsbury and Romsey and poor between Romsey and its estuary. It is not assessed for chemical quality. The River Itchen is classed as ecologically poor for diatoms and chemically poor for the presence of tributyltin compounds.
- **Regulating water flow:** Some areas within the NCA – such as Romsey, parts of Southampton and Eastleigh – are prone to flooding. Improving the ability of flood plains to store water and restoring natural meanders to the rivers where possible could make a contribution to safeguarding properties.

Cultural services (inspiration, education and wellbeing)

- **Biodiversity:** The NCA has three SAC, one SPA and one Ramsar site, reflecting its importance for biodiversity. Nearly 3 per cent of the NCA is designated as SSSI.

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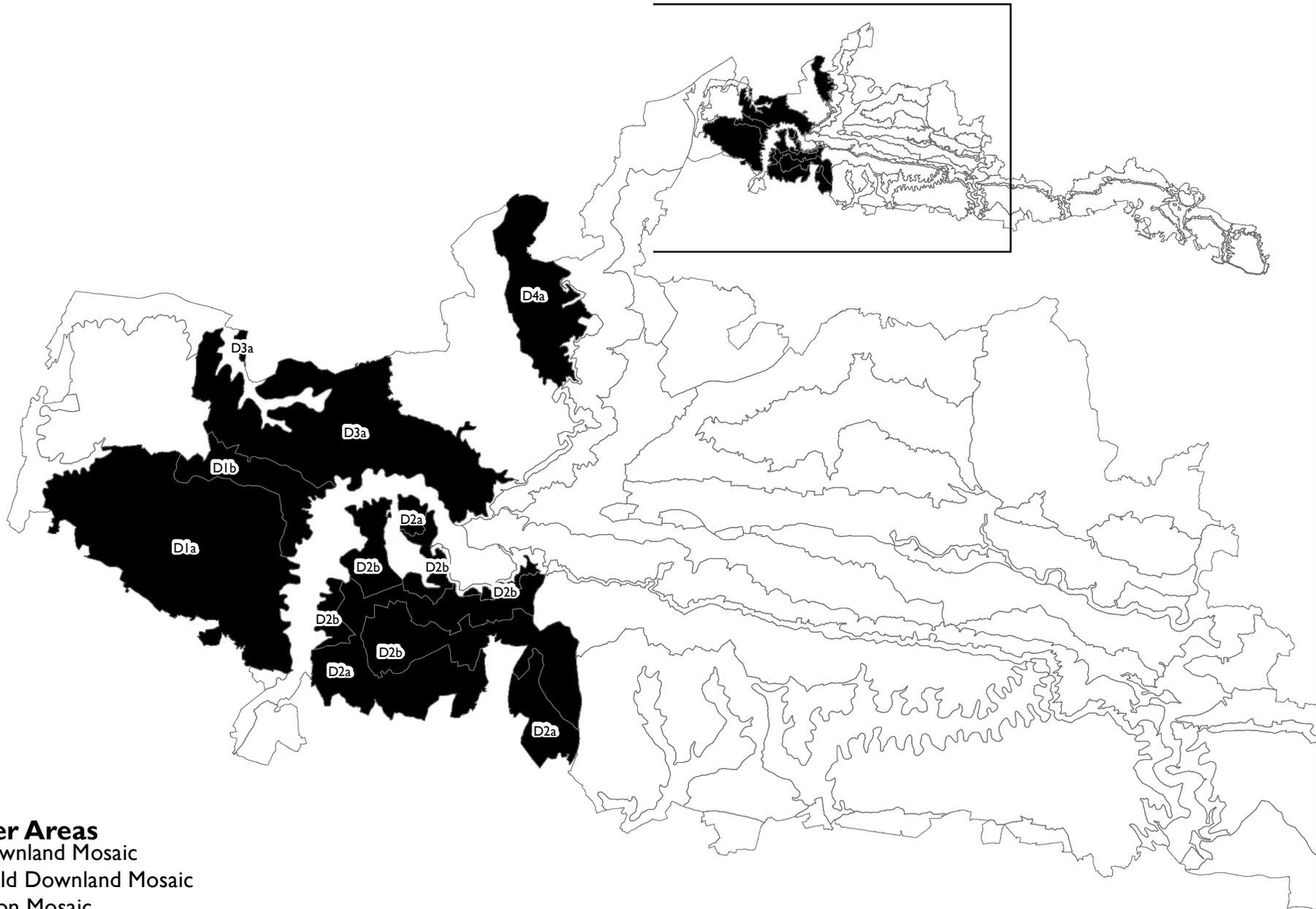
Key characteristics

- A broad elevated east–west chalk ridge with a predominantly steep north-facing scarp slope and a gentle southerly dip slope, breaking into a series of hills in the west and terminating in distinctive chalk cliffs in the east.
- Cliffs between Beachy Head and Seaford Head are part of a Geological Conservation Review (GCR) site of international importance for its landscape and for research into coastal geomorphology.
- The principal rivers – the Arun, Adur, Cuckmere and Ouse – slice through the eastern half of the downs as wide U-shaped valleys with steep sides and flat alluvial flood plains with intensive dairying and crops, and characterised by criss-crossing ditches and meandering river channels. The meanders of the River Cuckmere by Seven Sisters chalk cliffs are particularly significant. Remnant wetland habitats including flood plain grazing marsh, fens and reed beds.
- Chalk streams running off both the north- and south-facing scarp slopes providing a key habitat for the scarp and the flood plain landscape, supporting species such as the brown trout.
- Woodland a feature of the central downs and, to a lesser extent, the western downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland with beech, veteran trees, ash and sycamore, and conifers, with some large plantations. Kingley Vale National Nature Reserve (NNR) contains a wealth of yew woodland.
- Several different types of heathland habitat, including wet heath, wooded heath and chalk heath dependent on loess soils. Lullington Heath NNR near Eastbourne is one of the largest areas of chalk heath in the UK.
- The eastern downs characterised by large open arable and grassland fields, mostly enclosed by the 16th century, with a general absence of woodland and hedgerow boundaries, creating an open, exposed landscape. To the west of the River Arun, where holdings were smaller and ‘sheep-and-corn’ farming less important, hedgerows enclose medium to large irregular fields between the woodlands and designed parkland landscapes, the latter a particular feature of the central areas.
- Poor soils on the north-west area of the downs with patches of birch woodland, conifer plantation, bracken and rough grassland. The Gault Clay forms shallow, gently rolling lowland crossed by many streams flowing northwards. On the chalk hills, the infertile soils are generally thin, well drained and rich in calcium.
- Distinctive fragments of semi-natural chalk grassland dotted with chalk springs on scarp and combe slopes, with important associated habitats including rare chalk heath and species-rich chalk scrub.

Continued on next page...

Key characteristics continued

- A vast array of wildlife such as otters and barn owls; lesser known species such as the barbastelle bat, the chalk carpet moth, sundews (carnivorous plants) and the round-headed rampion, the county flower of Sussex; threatened species include the bee orchid, small blue butterfly and nightjar.
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads. The eastern end of the Downs is squeezed against the coastal plain conurbations of Brighton and Hove, and Worthing, which contain a wealth of architecture and give the area a strong sense of identity. There is also an almost continuous string of seaside towns: Rottingdean, Saltdean, Peacehaven, Newhaven and Seaford.
- Flint, brick and timber frame conspicuous in the built environment in walls, buildings, churches and barns, while roofs are of tile, slate or traditional thatch. The South Downs was once lined with windmills, some of which survive.
- Bronze-age round barrows and prominently sited iron-age hill forts, such as Cissbury Ring and Old Winchester Hill, are notable prehistoric features of the scarp and hill tops, especially in the west, as well as Mount Caburn in the east, and further bronze-age barrows and a causewayed camp at Willingdon (most of which are designated as Scheduled Ancient Monuments).
- The Long Man of Wilmington – a large hill figure located on the steep slopes near Eastbourne. One of only two extant human hill figures in England, it is 69 metres tall and is designated as a Scheduled Ancient Monument. Current archaeological research suggests that it dates from the 16th or 17th century. Others believe it to be more ancient, perhaps contemporary with the nearby Neolithic flint mines and barrows, or the work of medieval monks from Wilmington Priory.
- Public rights of way following drove roads and ancient routes along the accessible downland tops, benefiting from panoramic views across the downs and the Low Weald NCA. Roads and lanes striking across the downs perpendicularly and following historic tracks that originally brought livestock to their summer grazing.



Landscape Character Areas
D1 : South Winchester Downland Mosaic
D2 : Hambledon to Clanfield Downland Mosaic
D3 : Bramdean and Cheriton Mosaic
D4 : Newton Valence Downland Mosaic
a (Enclosed)
b (Open)

D: Downland Mosaic

DI: SOUTH WINCHESTER DOWNLAND MOSAIC

Location and Boundaries

- DI.1 The *South Winchester Downland Mosaic* lies in the extreme west of the South Downs, on the dipslope of the chalk between the valleys of the Itchen and Meon. The northern boundary abuts an area of *Open Downland* while the southern boundary is defined by the final National Park boundary which represents a transition to the settled landscape of the '*South Hampshire Lowlands*' (countryside character area).
- DI.2 This character area is composed of both open and enclosed sub-types. The open subtype relates to the ridge, which runs along the northern edge of the character area to, and including, Beacon Hill. The enclosed sub-type relates to the remainder of the area which comprises older, smaller scale fields and woodland.

Integrated Key Characteristics:

- Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment running between Twyford and Droxford.
- Secondary escarpment supports chalk grassland and woodland e.g. Galley Down Wood SSSI.
- A prominent open ridge follows the line of the Meon anticline rising to 201m at Beacon Hill, from where there are panoramic views.
- Surface clay capping along the bottom of the dipslope results in a more enclosed landscape along the dipslope.
- A large area of early assarted enclosures with thick hedgerows and large areas of woodland creates a small scale secluded landscape across the central part of the character area.
- Predominantly arable farming with some pasture, stud and pig farms.
- A strong pattern of woodland cover, including ancient woodland of national importance, wood pasture on Kilmeston Down, and hedgerows providing a sense of enclosure.
- Occasional areas of unimproved chalk grassland and associated woody scrub, including juniper scrub which is of particular biodiversity interest.
- Iron Age hillforts on the most prominent hills. Panoramic views from these hills have attracted the attention of visitors since the seventeenth century and inspired literary comment.
- Other historic monuments include an enclosure in Preshaw Woods and round barrow cemetery on Beacon Hill.

- A low density of dispersed settlement across the downland with nucleated villages on the dip slope of the downland e.g. Owlesbury and Upham, linked by a network of sinuous rural roads.
- A number of minor designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place (all on Hampshire County Council's register).
- The downs contain a well established network of public rights of way and a strong hierarchical network of roads.
- A landscape with a generally strong rural, secluded character, although notable recreational uses include Marwell Zoological Park (a former medieval deer park) and a golf course on Corhampton Down.
- Panoramic views across downland, in particular from Beacon Hill across the Meon Valley to Winchester Hill and from the dip slope towards the south coast and the Isle of Wight.

Specific Characteristics Unique to the South Winchester Downland Mosaic

- D1.3 This character area is located on the chalk dip slope between the Itchen and Meon Valleys. It exhibits a locally prominent secondary escarpment which extends from Twyford in the west to Droxford in the east. This secondary escarpment supports areas of chalk grassland and woodland e.g. Galley Down Wood SSSI, which comprises a plantation beech wood, which since its creation around 60 years ago, has developed a rich ground flora, including important orchid populations.
- D1.4 The ridge, which runs along the northern edge of the character area, extends from Beacon Hill in the east to Lane End in the west. This ridge is dominated by large open arable fields on well drained, calcareous earths and is defined as an 'open' landscape sub-type. Stud farms (e.g. Bishopsdown Stud Farm) and pig farms are a feature of this area. Beacon Hill, at 201m, is the highest point in the character area with panoramic views, including a view across the Meon Valley to Old Winchester Hill. The summit is surrounded by the earthworks of an Iron Age hillfort, with Beacon Hill an example of a nationally important chalk grassland site.
- D1.5 The lower dip slope is overlain with deposits of clay-with-flint and acidic clay soils that support a mosaic of small scale, irregular fields (related to early enclosure of the landscape), bounded by thick hedgerows and a high incidence of woodland. This part of the character area is defined as an 'enclosed' landscape sub-type. A significant area of early assarted enclosures exists across the central part of the character area, representing early medieval enclosures of poorer land. The area includes significant tracts of ancient woodland e.g. Preshaw Wood and Dur Wood.
- D1.6 The settlement pattern is characteristic of the type with dispersed farmsteads across the downland. Some of these farmsteads are of medieval origin and represent former dependent hamlets which have subsequently shrunk, for example the medieval settlement at Lomer. Nucleated villages (Owlesbury and Upham) are located in more sheltered areas on the dip slope. Settlements are connected by a

network of sinuous rural roads which are often contained by high hedgerow boundaries.

- DI.7 Notable historic elements include an ancient enclosure in Preshaw Woods and round barrow cemetery and holloways on Beacon Hill. There are also a number of minor designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place (all on Hampshire County Council's register). Two medieval deer parks sites are located in this area – one is now Marwell Zoological Park.
- DI.8 A notable biodiversity element is The Moors Local Nature Reserve, an area of semi-natural woodland, fen and grassland and open water. Springs and streams feed a mill pond surrounded by a mosaic of woodland, fen and meadows. The Moors is also an SSSI, and is a wetland of national importance for its wildflowers. Such as Water Avens, King Cups and Bistort.
- DI.9 This landscape character area generally has a strong rural, secluded character, although notable recreational uses include Marwell Zoological Park, a golf course on Corhampton Down and areas of open access at Stephen's Castle Gallop and at Beacon Hill.

Sensitivities Specific to the South Winchester Downland Mosaic

- DI.10 All of the landscape and visual sensitivities detailed at the type level are relevant to this landscape. Specific features sensitive to change in this area are:
- The secondary escarpment running between Twyford and Droxford with its chalk grassland and hanger woodland.
 - The large area of early assarted enclosures with thick hedgerows and significant tracts of ancient woodland e.g. Preshaw Wood and Dur Wood.
 - Areas of unimproved chalk grassland at Beacon Hill.
 - Area of semi-natural woodland, fen grassland, open water and wetland at The Moors Local Nature Reserve and SSSI, recognised for its importance of wildflowers.
 - The enclosure in Preshaw Woods and round barrow cemetery on Beacon Hill.
 - The rural villages of Owlesbury, Upham and Upper Swanmore.
 - The minor designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place (all on Hampshire County Council's register).
 - The strong rural, secluded character of the landscape which may be threatened by expansion of settlements which abut its southern edge.
 - The panoramic views across downland and, from Beacon Hill, across the Meon Valley to Winchester Hill.

Change Specific to the South Winchester Downland Mosaic

- DI.11 In addition to the past changes listed in the landscape type evaluation, specific past changes that have occurred within this character area include the development of recreational facilities such as Corhampton Golf Course on Corhampton Down and the Marwell Zoological Centre.
- DI.12 There may also be associated increased recreational pressures, with demand for access and facilities in ecologically sensitive areas such as the National Nature Reserve at Beacon Hill.

Landscape Management/Development Considerations Specific to the South Winchester Downland Mosaic

- DI.13 In addition to the generic landscape management and development considerations for this landscape type, the following landscape management considerations are specific to this character area:

- Conserve the prominence of the secondary escarpment running between Twyford and Droxford.
- Preserve the large area of early assarted enclosures with thick hedgerows and significant tracts of ancient woodland e.g. Preshaw Wood and Dur Wood. Encourage re-introduction of traditional woodland management techniques, such as coppicing, and promote interest in, and marketing of, local wood products, including wood for fuel
- Conserve, and seek to extend, areas of unimproved chalk grassland at Beacon Hill and on the secondary scarp by continuing to manage (graze), the sites. Maintain a balance between wooded and open areas.
- Monitor the effects of recreational pressure on ecologically sensitive areas such as the National Nature Reserve at Beacon Hill.
- Conserve archaeological features, particularly the enclosure in Preshaw Woods and round barrow cemetery and holloways on Beacon Hill.
- Conserve and continue to manage areas of semi-natural woodland, fen grassland, open water and wetland at The Moors Local Nature Reserve and SSSI.
- Conserve, and continue to manage, the features of the parklands and designed landscapes at Longwood Park, Marwell House, Belmore House, Upham House, Preshaw House, Hazel Holt, Park House and Hill Place. Consider enhancing, or creating new views to, these landscape features.
- Ensure expansion of settlements in the South Hampshire lowlands (along the southern edge of the National Park boundary) do not threaten the rural, secluded character of the downs.
- Conserve the panoramic views across downland from ridge tops, particularly from Beacon Hill.

- DI.14 The following development considerations are specific to this character area:

- Consider views from Beacon Hill in planning any change in this and adjacent landscapes.
- Conserve the small scale and rural setting to the villages of Owlesbury, Upham and Upper Swanmore. It will be necessary for development, particularly on the edges of these settlements, to be monitored so that the nucleated settlements do not expand and lose their small scale, nucleated form.



A low density of dispersed settlement with a scattering of nucleated settlements demonstrating traditional building techniques.



Lime Avenue, Longwood Estate.



Pig farming is characteristic of some areas.



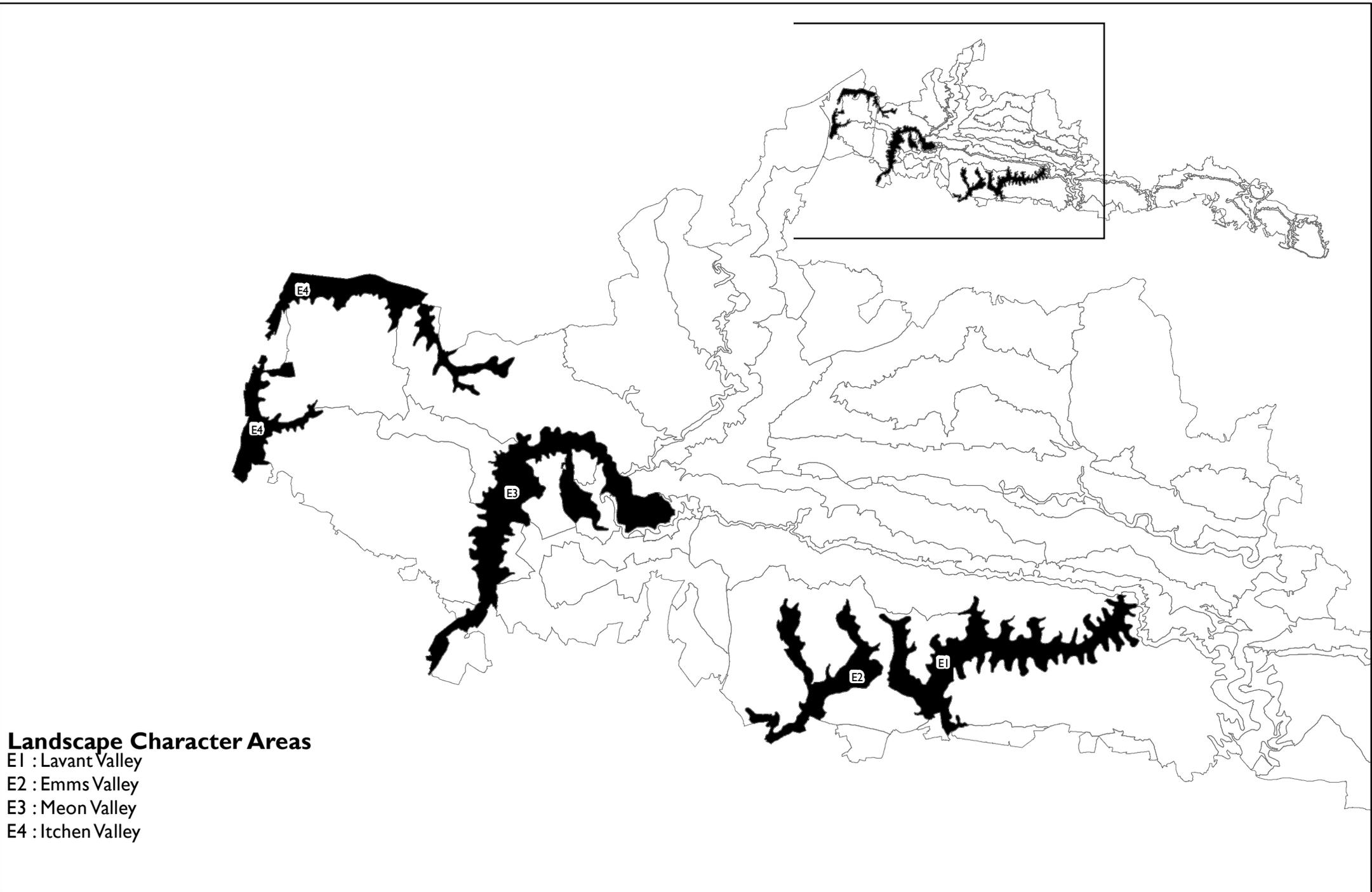
The Downs contain a well established network of public rights of way.



A mosaic of arable land and woodland.



The well developed hedgerow network provides unity and bio-diversity value.



E: Chalk Valley Systems

E4: ITCHEN VALLEY

Location and Boundaries

- E4.1 This character area includes the rural part of the valley of the River Itchen in two locations north east and south of Winchester. The boundaries are strongly defined by the topography and are drawn along the apparent skyline of the valley sides as seen from the valley floor. The upper portion of the valley is drawn close to the edge of Bramdean; beyond this the valley form continues as an unsettled dry valley within the surrounding downland.

Integrated Key Characteristics:

- Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.
- The character area flows through and provides a landscape setting for Winchester.
- Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.
- Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.
- The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor
- The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.
- Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.
- Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.
- Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.
- Frequent minor river crossing points are marked by white bridges.
- One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.

- Presence of landscape parks including Hinton Ampner (owned by the National Trust) and Avington Park (listed on the English Heritage register).

Specific Characteristics Unique to the Itchen Valley

- E4.2 The physical characteristics of the Itchen Valley are typical of its landscape type. The character area comprises a relatively narrow valley floor in the upper reaches with a wider floodplain south of Winchester. The valley sides are gently sloping with an exception to the south of St Catherine's Hill where the valley side rises steeply to this chalk downland feature.
- E4.3 The shallow valley sides support arable cultivation with pasture and paddocks occurring on the flat valley floor. The western part of the character area, downstream of Itchen Abbas is noticeably more open. This is a landscape of recent enclosure, comprising regular field systems with very little woodland. The remainder of the character area preserves an older landscape, with extensive blocks of early enclosure surviving throughout the valley. East of Itchen Abbas tree cover provides enclosure and shelter particularly in association with historic parkland.
- E4.4 The Itchen Valley has high biodiversity interest with a large number of designated sites. Throughout this character area the watercourse and banks of the Itchen are designated as a SSSI incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland (e.g. to the east of Titchborne). It is also a SAC. Non-statutory SINC sites include Twyford Mead Meadow, the River Itchen and Old Rectory Meadow both at Easton. Winnall Moors Nature Reserve incorporates a portion of the Itchen and associated wet meadow and reedbeds on the north eastern edge of Winchester. The river also supports a good otter and water vole population.
- E4.5 The main source of the River Itchen is a spring south of Cheriton with secondary springs occurring along its course. The river itself would have been an important routeway from prehistory onwards, although probably too small to be navigable beyond its lower reaches until artificially canalised in the medieval period. The 16th and 17th centuries saw the development of water meadows, regulated systems of ditches and channels that provided a continuity of access to winter feed for the sheep flocks, but with a greater degree of control. These ceased to be used in the 19th century and the canalised stretch of the river was also abandoned at this time. Historic features associated with the river and the Itchen Navigation are still apparent today.
- E4.6 Fragmentary systems of watermeadows are evident, together with a number of archaeological features characteristic of flood plains, including bridges, weirs and mills. The route of the former canal is still evident in places where it runs parallel with the river, and is marked by a series of locks. Watercress beds are also a feature.
- E4.7 Although the valley has an overall tranquil quality this is disrupted in place by the audible 'hum' of traffic. The character area is crossed in two locations by the M3 and in several places by A roads. Hockley viaduct (a Victorian brick built structure with a concrete core) which once linked the Didcot, Newbury and Southampton railway with the Great Western Railway is now disused but remains an important landmark

feature. There is also a disused railway line between Winchester and Alresford. Distinctive white bridges mark the points where rural lanes cross the river and occasional mills occur.

- E4.8 The Itchen Valley Way allows public access all along the valley and to places of interest. The river is popular for chalk stream fishing and is famous for its wild brown and rainbow trout. Avington trout fishery is one of the oldest stillwater trout fisheries in the country.
- E4.9 Numerous landscape parks survive in the valley, the most important being at Hinton Ampner (owned by the National Trust) and Avington Park (listed Grade II* on the English Heritage register). Also unregistered but of local importance are, among others, Shawford Park, Bambridge Park, Martyr Worthy Manor House, Itchen Abbas Manor, Worthy Park, Ovington House and Park, Titchborne Park. As for the landscape type, evidence for prehistoric and Romano-British occupation is scarce, due to suitable deposits being buried beneath later colluvial deposits, although a Roman villa is known from Twyford.
- E4.10 The settlement pattern in this character area is typical of the type with a sequence of nucleated and linear settlements occurring on the valley sides above the floodplain. From the source downstream these are Cheriton, Titchborne, Ovington, Itchen Stoke, Itchen Abbas, Martyr Worthy, Easton, Winchester, and Twyford. Extensive more recent linear development occurs between Itchen Abbas and Martyr Worthy.

Sensitivities Specific to the Itchen Valley

- E4.11 All of the landscape and visual sensitivities listed in the landscape type evaluation apply to this character area. Specific to this character area is the historic course of the Itchen Navigation and the watercress beds which are particularly distinctive cultural features. The panoramic viewpoints over the valley from St Catherine's Hill also increase the sensitivity of the landscape to change.

Change Specific to the Itchen Valley

- E4.12 In addition to the generic changes listed in the landscape type evaluation, specific changes to this area include the dereliction of the Itchen Navigation, disuse of the Hockley viaduct, visual intrusion of pylons and traffic regulation, road improvements or signage associated with the M3, A34 and A31. The proximity of the valley to Winchester has resulted in the encroachment of suburban influences (e.g. fencing around properties in the villages) and increases in lighting. Noise from aircraft that fly into Southampton airport along the valley has become an issue. The introduction of horse paddocks in place of grazing has occurred across the floodplain and associated fencing has a visual impact. A further change relates to development pressures, with more recent development extending some villages from their nucleated form to extended linear development along roads, as at Itchen Abbas.

Landscape Management/Development Considerations Specific to the Itchen Valley

- E4.13 In addition to the generic landscape management and development considerations for this landscape type, the following management considerations are specific to this character area:

- Maintain watercress beds as a distinctive cultural feature of the Itchen Valley.
- Conserve field and parkland boundaries.
- Restore, and improve access to, the Itchen Navigation and its banks.
- Explore options for re-instating the Hockley Viaduct for recreational use as a footpath and cycleway.

E4.14 The following development considerations are specific to this character area:

- Conserve the distinctive white bridges which provide river crossing points.
- Ensure that any future traffic regulation and road upgrades associated with the M3, A34 and A31 are integrated into the rural valley landscape and ensure any signage is sensitively detailed.
- Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.
- Pay particular attention to the varied nature of views throughout the area and in particular the panoramic views from St Catherine's Hill (in adjacent character area) in relation change within the Itchen Valley.
- Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.
- Seek opportunities to reduce the impact of existing trout lakes, fish farms and their associated development through appropriate tree planting.
- Seek to minimise extraction of sand and gravel within the Itchen Valley and ensure sensitive restoration of on-going schemes.



Frequent minor river crossing points are marked by white bridges.



The watercourse and banks of the Itchen are designated as an SSSI incorporating a diversity of habitats.



Mills and millponds symbolise historic industrial use of the river.



Paddocks are a frequent feature on the edge of settlements.



A sequence of linear and nucleated settlements are located above the floodplain, with housing constructed from traditional brick, flint and thatch materials.



Watercress beds are a distinct historic feature.

E4: Itchen Valley



2E: FOREST OF BERE WEST



Assart Landscape of the core Forest of Bere typical of the Lowland Mosaic Medium Scale Wooded landscape – Biddenfield Lane



Remnant open commons- popular locally accessible landscapes - Shedfield Common.



Low hedges with mature often -ancient isolated oak Lowland Mosaic Small Scale Wooded – nr Durley.



Lowland Mosaic Open (Hamble Valley in background) – Boorley Green.



Botley Wood © P&K Larcombe

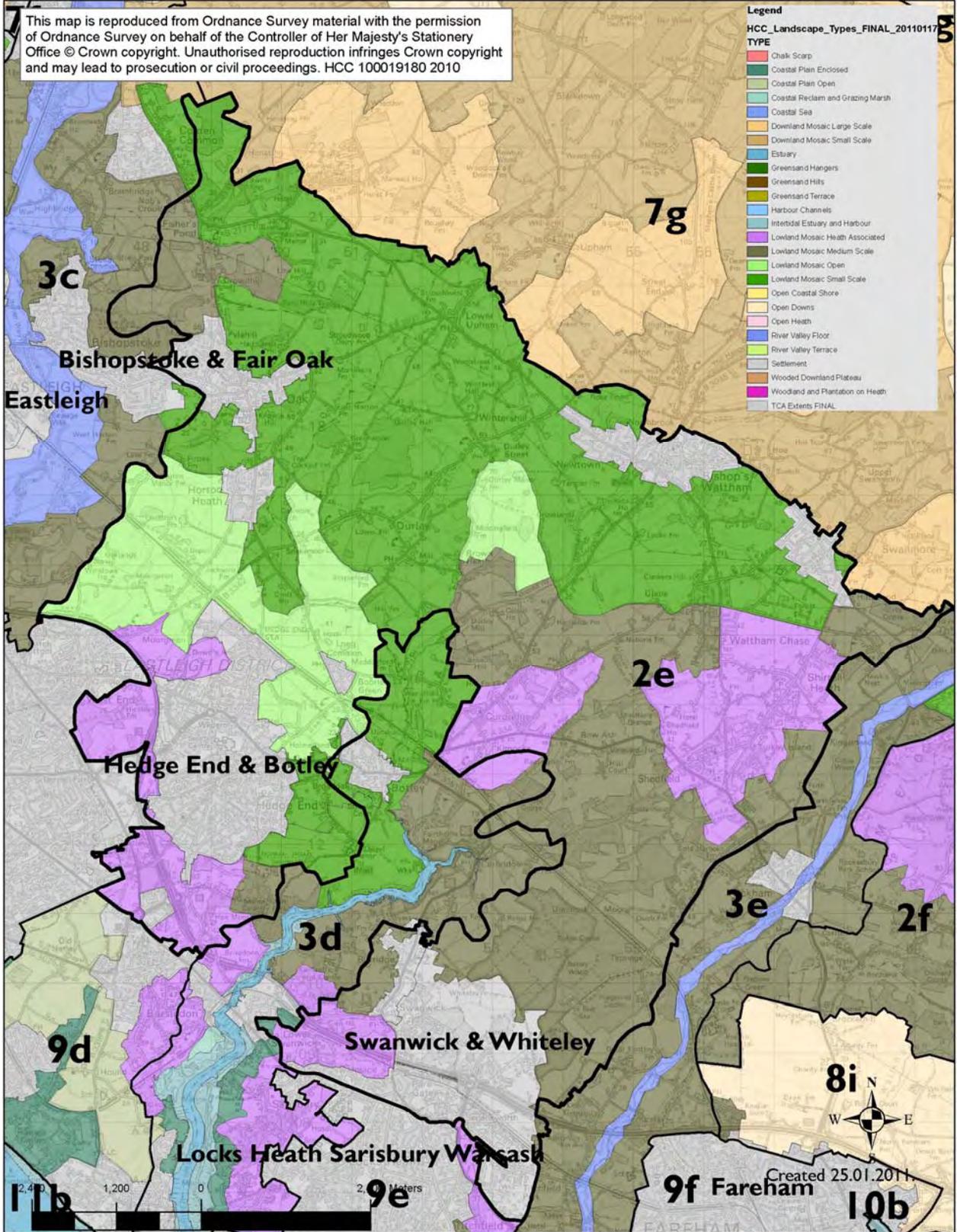


Late 19th early 20th century ribbon development and infilling on former commons – Shedfield.

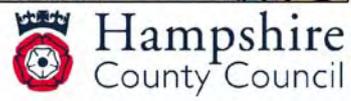


Significant areas of rural urban fringe from mid-late 20thC expansion - Hedge End ©Google Earth

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FOREST OF BERE WEST



1.0 Location and Boundaries

1.1 This character area encompasses the lowlands of the Hampshire Basin, bounded by higher chalk of the Hampshire Downs to the north and Portsdown Hill and the Coastal Plain in the south west and south east respectively. Whilst the Meon Valley forms the western boundary the east is drawn on the County boundary. The LCA in Hampshire narrows and



joins almost exactly with the Funtington to Highdown Farmlands in West Sussex. The Forest of Bere East shares some of its characteristics with its W Sussex counterpart close to the border north of Westbourne but is essentially different.

1.2 Component County Landscape Types:

Lowland Mosaic Medium Scale Wooded, Lowland mosaic Small Scale Wooded, Significant sized settlement

1.3 Composition of Borough/District LCAs:

Winchester CC:

Whiteley Woodlands
Shedfield Heathlands
Durley Claylands

Fareham BC:

Burridge/Swanwick/Whiteley
North Sarisbury Fringe
Titchfield Corridor

Eastleigh

Botley Farmlands and Woodlands
M27 Corridor
Horton Heath Undulating Farmland
Oaklands Woodland and Parkland
Knowle Hill Farmland and Woodland
Bishopstoke – Fair Oak Woodland and Farmland
Stroundwood Levels

There are strong similarities with the County landscape types and the Winchester assessment. There are some similarities with the Fareham assessment and a strong association with the Eastleigh woodland based character areas and the extent of the County Lowland Mosaic Medium Scale.

1.4 Associations with JCAs and Natural Areas:

NCA 128: South Hampshire Lowlands

NA 75: South Coast Plain and Hampshire Lowlands

2.0 Key Characteristics

- A low lying landscape with shallow undulations, predominantly south sloping.
- Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating

resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade..

- Locally popular accessible woodland areas.
- Permanent pasture, plantations woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns.
- This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns.
- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens.
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements.
- Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.

3.0 Physical Characteristics and Land use

3.1 The topography is predominantly gently undulating, but is more steep and varied around the fringes where sand and gravel outcrops. The land gradually rises from the centre of the character area to the east, west and north, and falls away to the south. Soils are seasonally to permanently waterlogged and predominantly heavy clays. However the mixed geology and topography creates some lighter silty soils with better drainage of high to very high agricultural quality particularly around the tributaries of the upper reaches of the Hamble.

3.2 There are three dominant bedrock geology formations which run in east- west bands. From north to south they are Lambeth Group (sandy clay which runs along the boundary with the chalk). London clay and Wittering formation (sand). There are a few areas of head and river terrace deposits. Where the Lowland Mosaic Heath Associated occurs this coincides with locally elevated sand and gravel outcrops, such as Shedfield, Shirrell heath and adjacent to West End. There are numerous localised ridges and hills shown in local place names (e.g. Ridge Copse and Thistle Ridge Farm).

3.3 Land use is very mixed, with a relatively high proportion of pasture and rough grassland. Farm holdings are predominantly small in size¹⁴. The area is rich in semi natural ancient woodland, and irregular edge, blocky shaped woodland is a particularly defining characteristic – especially in the core Forest area – defined by the Lowland Mosaic Medium Scale Wooded landscape. Field edges (especially on opposite sides from tracks and lanes) are frequently formed from these woodland blocks. Magnificent spreading and sometimes ancient oak trees are a feature of hedgerows, which often have low clipped interconnecting hedges. These hedgerows are most typical in the Lowland Mosaic Small Scale Wooded landscape which contains relatively small fields. There are occasional market gardening and nurseries. Urban fringe uses are more pervasive than in the Forest of Bere East, and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plots.

3.4 The great majority of the character area falls within the upper and mid parts of the Hamble catchment. Land in the far east drains to the Meon and west of Horton Heath and Fair oak is part of the Itchen catchment. There is a dense network of chalk springs and small streams which flow south into the Hamble. Field boundary ditches are frequent features. The main tributary flows from Bishops Waltham to Botley. The landscape is less low lying and generally better drained than the Forest of Bere East. There are a few areas of standing water and ponds, especially along the spring line where land falls away from the chalk to the north and meets the lower lying clayey soils of this landscape.

4.0 Experiential/Perceptual Characteristics

4.1 Views are predominantly short and often with a wooded backdrop. Outside the Lowland Mosaic Medium Scale landscape housing and development is frequently in the field of view. Within the character area locally elevated land such as Curdrige, Shirrell Heath, Winterhill and Swanmore have occasional long views to the coastal plain in the south. From a distance these areas appear wooded.

4.2 Lanes and roads are either very straight (where they are or were associated with commons such as new Road between Swanmore and Waltham Chase), or winding and twisting. The Lowland Mosaic Medium Scale landscape has an extremely low density road network and remains relatively remote. The centre of this area is traversed by the south coast railway line. The M27 on the southern side broadly separates this character area from the development along the south coast. Junctions off the motorway which lead into the character area are often heavily trafficked.

4.3 There is a dense rights of way network (particularly outside the Lowland Mosaic Medium Scale Wooded landscape) supplemented by commons and countryside service sites, particularly in the Lowland Mosaic Heath Associated landscape. This brings accessible land close to settlements. Despite this the Countryside Access plan highlights that town-countryside links are poor²⁷. There are few multi user routes and they are in poor condition in relation to other landscapes in Hampshire²⁷. The Pilgrim's Trail is the only long distance trail in the character area. The landscape is a popular local destination but does not have a particular draw to those from further afield.

4.4 This landscape is full of contrasts. The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influences. These are greatest in the western and southern parts of the character area, e.g the M27 and feeder road network, edge of town development, high voltage power lines and horse paddocks.

5.0 Biodiversity Character

5.1 Improved grassland comprises a considerable part of this landscape character area, with neutral/ undefined semi-improved and unimproved grasslands occurring throughout the area in small to medium sized patches alongside the productive agricultural land and woodland. Woodland varies; there are small patches throughout the area, with some larger woodland mosaics comprising different types of woodland. Smaller patches are often broadleaved and there is also forestry scrub associated with some woodlands.

- 5.2 This landscape contains four SSSIs which vary in composition. Botley Wood and Everetts and Mushes Copse SSSI comprises predominantly conifer plantations established in the 1960s or before. Despite coniferisation it is of exceptional importance for its rich insect populations, dependent upon the woodland clearings, broad herb-rich rides with abundant nectar sources and relict stands of semi-natural deciduous woodland. Much of the coniferous forest was planted into former coppice-with-standards woodland, though the western section was mainly planted into wet species-rich pastureland, remnants of which are still visible along the wider rides. Moorgreen Meadows SSSI is a neutral meadows and alder wood flanking a small tributary of the River Hamble. The meadows lie on alluvium and clay with thin deposits of peat. The sward comprises at least 17 co-dominant herbs and grasses and is of exceptional scientific importance for its populations of marsh orchids. The Moors, Bishop's Waltham SSSI supports a species-rich and ecologically diverse flora including many local or rare plants confined to unimproved, damp meadows. It is probably the richest site of its kind in the Hampshire Basin and is also a LNR. It lies near the junction of the Chalk and Reading Beds and is fed by a series of springs which may yield water of differing base status since the vegetation of the meadows exhibits an interesting juxtaposition of acid and basic elements. Waltham Chase Meadow SSSI comprises a group of unimproved neutral hay meadows. Collectively they represent one of the best examples in the county of dry neutral unimproved pasture. The flora is rich and includes a number of species now scarce such as green-winged orchid, adder's-tongue, callous fruited, water-dropwort, pepper-saxifrage, southern marsh orchid and cowslip. The rich and varied flora supports a rich invertebrate fauna, including, for example, 20 species of butterfly.
- 5.3 The Forest of Bere BOA and Hamble Catchment BOA both exist in this landscape character area. The Forest of Bere BOA contains a high concentration of ancient woodlands, wooded common, wood pasture and unimproved grassland and is of particular importance for small-leaved lime woods. The Hamble Catchment BOA covers habitats associated with the River Hamble including a variety of woodland and grassland types.
- 5.4 There are nearly 200 SINCS within this landscape character area. The majority are designated for their ancient and semi-natural woodland resource, although a significant number are designated for their unimproved grassland resource.

6.0 Historic Character

6.1 Archaeology

- 6.1.1 In common with the wider lowland and coastal belt along the south of Hampshire, there is a distribution of Mesolithic material through this area. Although mostly artefacts, there are also sites, particularly associated with river valleys, including the Hamble.
- 6.1.2 There is no evidence of Neolithic burials or settlements in this area. However Neolithic artefacts found across the area suggest the area was exploited, possibly by the communities on the chalk to the north. This pattern appears to have continued into the Bronze Age, although there are Bronze Age burial mounds in this area.
- 6.1.3 There is an Iron Age hillfort on the high ground to the southern edge, one of three along this high ground. An Iron Age settlement has recently been discovered close

by, but settlement generally tends to be associated with the valleys. The presence of the hillfort suggests that landscape was utilised and controlled, but the absence of settlement, enclosures and field systems suggests this was not intensive exploitation.

6.1.4 Roman evidence is limited, despite the presence of two Roman roads. There is a significant association between the deep clays and Roman kilns in the area, which may suggest managed woodland. The distribution of Roman villas tends to be in the valleys and the chalk, but there is one villa site in the lowland mosaic. One interpretation is a Roman hunting estate with industrial activity, utilising the different aspects of extensive woodland. The woodland character is reflected in the forest status of the area subsequently and within the historic landscape character of the present landscape.

6.2 **Historic Landscape**

6.2.1 The character area represents the approximate extent of the Forest of Bere – Portchester, West of the Meon which was given Royal Hunting status following the Norman invasion at the end of the 11th century. Waltham Chase came under the ownership of the Bishopric of Winchester.

6.2.2 The core Forest of Bere landscape was heavily wooded with rough grassland, marshy areas and heath. The land was managed by verderers who enforced forest law, primarily for deer hunting, timber and coppice. Woodland was assarted to leave numerous blocky irregular shaped copses with fields in between. Piecemeal enclosure of fields and woodland occurred to create a predominantly irregular pattern and size of fields with ditches and banks. Copses, shaws and remnant oaks (which were less suitable for timber) formed the field boundaries. The area has escaped large scale woodland loss, instead undergoing further piecemeal assarting and creation of a more regular field pattern. Some of the woodland areas have been subject to replanting with conifer plantation in the late C. 19th. Modern development has been sparse apart from the development of Whiteley village in the mid 1990s.

6.2.3 The Lowland Mosaic Heath Associated landscapes are associated with open and wooded commons. The two largest open commons were Netley and Waltham Chase. Following disafforestation the character of these areas changed dramatically, with parliamentary enclosure in the mid 18th century producing a regular pattern of small fields with straight boundaries. Field sizes increased with distance from settlement. These areas have been the most intensively developed, due to the local brick industry and horticultural economy. Development on Netley Common and at Hedge End has resulted in a small gap between settlements. Waltham Chase, and commons at Shedfield and Shirrell Heath have gradually been infilled by development and fields subdivided for building plots, pony paddocks and nurseries.

6.2.4 Lowland mosaic landscapes to the north and west represent where the landscape was more extensively cleared and informally enclosed for pasture. Typically, pre-parliamentary enclosure of this landscape created a pattern of irregular shaped small fields, with a mix of open land and assart woodland in between. By the time the Forest of Bere was disbanded in 1810 much of the Lowland Mosaic Small Scale landscape had already been the subject of informal enclosure. Areas of Lowland Mosaic Open landscape usually have regular, straight boundary fields, typical of

formal and parliamentary enclosure, as Fair Oak and Hedge End enclosure maps show²⁶. This area has become increasingly developed and expansion of settlements within such as Bishops Waltham, Hedge End and Bishopstoke and the spread of Southampton have led to field boundary alterations and loss.

6.2.5 Deer parks existed at Marwell, and Bishops Waltham. Other historic parks include Stoke Park, Bishops Waltham Palace and House and Botley Grange. There are also a number of mid nineteenth century parks.

6.3 **Built Environment**

6.3.1 Up until the mid C. 19th the settlement pattern of the character area was low density dispersed. There are frequent place name reminders of the hunting history associated with the landscape Durley – deer wood or deer clearing Waltham Chase – Chase hunting ground outside the Royal Forest. The town of Bishops Waltham originated as a springline settlement. It was an early local market centre and retains its strong medieval grid plan of streets. Botley, at the head of the tidal section of the Hamble obtained market charter in 1267. It has grander buildings and townscape than Bishops Waltham. Both towns have concentrations of timber framed buildings.

6.3.2 There is a significant if low density distribution of farmsteads of medieval and 17th century origin associated with the Lowland Mosaic Small Scale landscape types. The western and northern parts of the character area experienced a substantial growth in farmsteads in the 19th century associated with market gardening. Further farmsteads were established as a result of the mid 19th century enclosure of the rest of the core Forest of Bere landscape. Small holding size and varying agricultural soil quality created an uneven and often closely spaced pattern of farms, which continued well into the 20th century. Today the core Forest of Bere remains a low density, sparsely populated area.

6.3.3 The establishment of the railway connections to the south coast and London fuelled the development of the local brick industry in the north and southwest of the character area while market gardening and horticulture on the better soils served the London market. Development expanded rapidly from Southampton and around the commons. Common edge settlements are a particular feature. Detached often double fronted, Victorian and Edwardian cottages and villas strung out along the main road network from settlements are particularly characteristic. They are often of red brick with blue/grey headers and clay tiled roofs, set back from the road in medium to large plots. Later infill development was piecemeal and of very varied architecture styles, often larger size than their older neighbours.

6.3.4 Much of the character area has seen huge increases in development in the mid-late C.20th. In addition to the infilling of common edge settlement, the settlements closest to Southampton had extensive housing estate extensions such as Bishopstoke, Fair Oak and Hedge End. The late C.20th saw incursion immediately north of the M27 and east of the Hamble into the sparsely populated core Forest of Bere area in the form of Solent Business Park and Whitely village.

EVALUATION

7.0 Forces for Change

1. New large scale urban extensions.
2. Farm conversion to residential and loss of traditional land management practices.
3. Pressure for urban fringe use related activities.
4. Enabling greater access opportunities for local people.
5. Climate change impacts on semi natural habitats.
6. Forestry and woodland management change.

KEY QUALITIES AND EFFECTS OF FORCES

7.1 <i>Remnant islands of Forest landscapes, former large commons such as Netley and Waltham Chase and assarts fringed with 19th century enclosures resulting in a well wooded landscape with thick hedges and mature oaks, particularly in the north.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.3.4.6	Threats: Further loss of farmland and in particular hedge and hedgerow oaks. Development within or adjoining former remaining open forest landscapes.
	Opportunities: Support and influence objectives in existing and new Forest Design plans such as Whiteley pastures which look to recreate, conserve and enhance mosaic of Forest landscapes. Influence agri-environment schemes in relation to characteristic hedges and impacts e.g. run off onto adjoining woodland sites.
7.2 <i>Mixed traditional settlement pattern of nucleated spring line settlements, common heath edge and dispersed 19th century farmsteads.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.3	Threats: Change from rural to suburban character extending further into the character area and in particular adjoining ancient woodland and heathy sites. Incremental small scale development of common edge settlement, particularly along main routes increasing the overall sense of unbroken development.
	Opportunities: Influence LDF policy related to this quality (Winchester, Eastleigh, Fareham councils) – in particular MDAs/SDAs (Hedge End and Whiteley) and SHLAA sites that are considered for housing allocation /reserve sites.

7.3 <i>History of low intensity farming and exploitation, and consequently a high proportion of semi natural habitats, including ancient woodland, wet woodland, wooded common, damp unimproved grassland, heath, acid soil habitats and hedges.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
All	Threats: Further loss of unimproved grassland to agricultural improvement. Increasing abstraction from Hamble and Meon tributaries which have an effect on the surface and ground water levels in damp/wet habitats. Changes in salinity to upper reaches of the Hamble, due to unrestricted change from saline to freshwater.
	Opportunities: Target agri-environment schemes and other grant funding sources towards conservation and enhancement of this key quality. Influence River Catchment Flood plans of the Hamble, Meon and Itchen. Support BOA target habitats for conservation, habitat linking, creation, reversion opportunities for lowland woodland, unimproved grassland, heath and damp habitats.
7.4 <i>Very local countryside to large centres of population, including commons and Forestry Commission managed sites.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
2.3.4.6	Threats: Over formalisation of semi-natural areas to provide recreation facilities. Increasing access opportunities can introduce greater likelihood of conflict through misuse (e.g. fly tipping trespassing) on local farmland.
	Opportunities: Support CAP objectives; including off road links between countryside sites and improve connections north/south in relation to severance by M27. Influence green infrastructure policy for this part of the PUSH area.

3C: ITCHEN VALLEY



Valley floor in downland setting between Itchen Abbas and Ovington. Permanent pasture, numerous small woods and scattered individual trees, few hedges.



Ovington – Clear chalk streams, often wooded banks.



Valley floor– Lower reaches urban edge, pony paddocks and wooded ridge backdrop at Bishopstoke.



There are numerous historic mills and bridges – along the Itchen. (from SDILCA)



Cheriton – canalised section of the Itchen on the left.

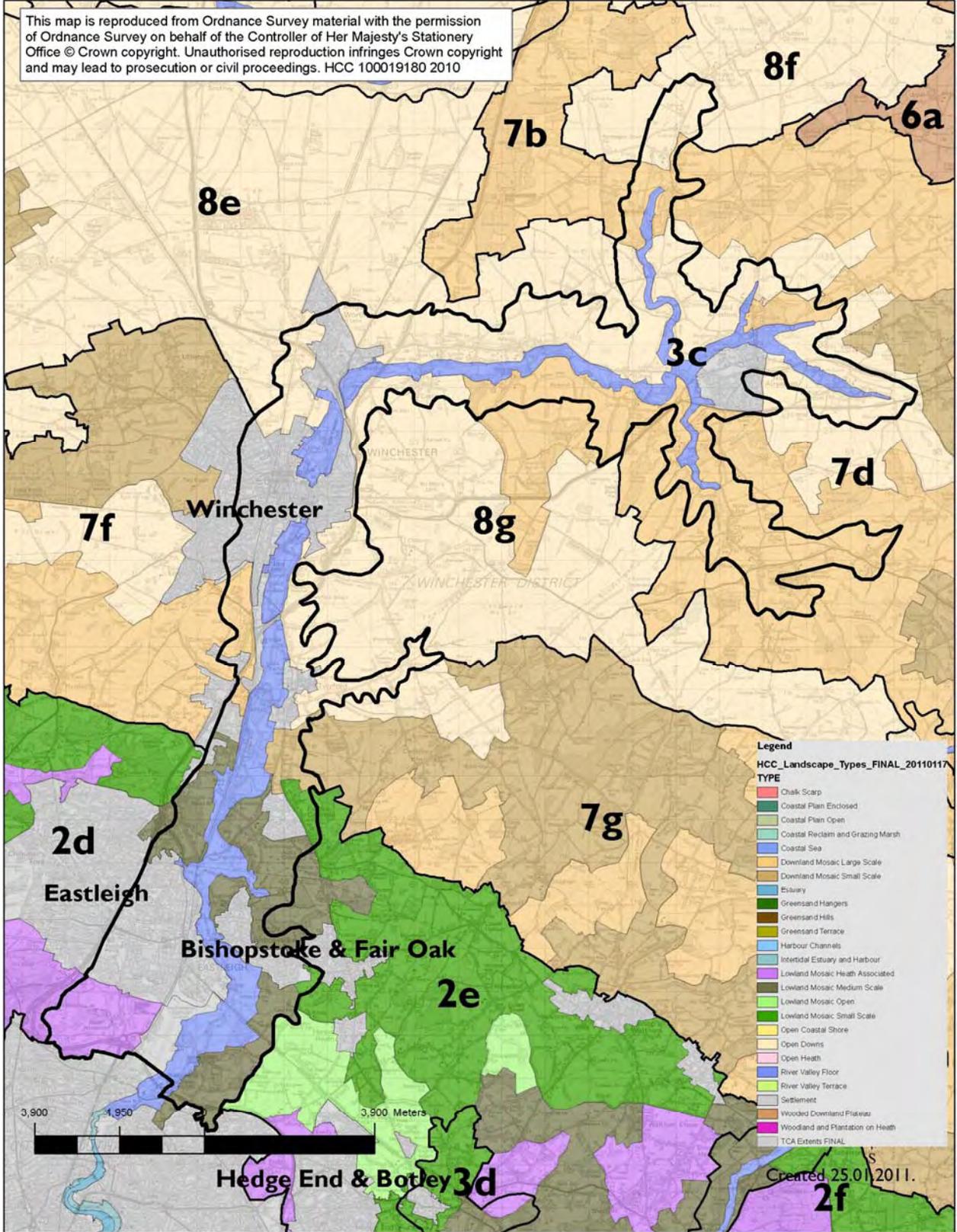


Itchen Valley Country park; sluice as part of restored water meadows.



Playing fields with poplar windbreaks in Lower Itchen Valley.

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ITCHEN VALLEY



1.0 Location and Boundaries

1.1 This character area includes the river valley floor and its sides which make up the visual envelope of the valley. The valley tops are defined approximately where there is a break/slackening in slope angle. The southern boundary is formed at the County/Southampton unitary edge. The upper most reaches of the valley follow three spring fed



tributaries/headwaters, which join close to New Arlesford namely the Candover stream to the north, River Arle to the east and Cheriton stream to the south.

1.2 Component County Landscape Types

Open Downs, Downland Mosaic Large Scale, Downland Mosaic Small Scale, River Valley Floor, Lowland Mosaic Medium Scale, Lowland Mosaic Small Scale, Lowland Mosaic Heath Associated, Settlement.

1.3 Composition of Borough/District LCAs:

Winchester CC

Upper Itchen Valley

Lower Itchen Valley

Eastleigh BC

Broom Hill Farmland and Woodland

Upper Itchen Valley Floodplain

Lower Itchen Valley Floodplain

Eastleigh Airport

Itchen Valley Sports Pitches

The extent of the valley sides is comparable with the two Itchen valley character areas in the Winchester assessment. This LCA boundary is drawn on the approximate valley top of the adjoining dry valleys (hence the wavy boundary), on the rough break in slope indicated by the contour spacing and the approximate visual envelope of the valley. Variations occur between the LCA and local assessments as a result of the perceived extent of valley influence.

1.4 Associations with NCAs and Natural Areas

NCA 125: South Downs. 128: South Hampshire Lowlands, 130: Hampshire Downs
NA 74: South Downs, 75: South Coast Plain and Hampshire Lowlands, 78: Hampshire Downs

1.5 Townscape Assessment Areas:

Winchester

2.0 Key Characteristics

- The Itchen is a classic chalk stream, running through an area of soft permeable rock, supplied by underground aquifers.
- A valley of contrasts from a small stream to a fast flowing river and then deep estuary but the largely undeveloped floodplain is a unifying feature.
- The stream and some of floodplain is internationally designated as a SAC because of its chalk stream habitat, rich in plants, invertebrates and fish.
- Important concentration of remnant water meadows.
- The valley floor is mainly neutral grassland, a complex mosaic of fen species rich meadow and improved meadows, considered to be the largest assemblage of species rich neutral grassland in England⁶¹.
- The small villages and scattered farms sit comfortably within the valley.
- An extremely rich built heritage and setting to Winchester and developed valley sides in lower reaches.
- Frequent minor crossing points marked by white parapets to bridges.
- The upper reaches support the most important watercress industry in the country⁶¹.
- There is fairly good access to the valley by rights of way, and the Itchen Valley path follows the former towpath from Cheriton to Southampton.
- Internationally renowned as a fly fishing river especially for wild brown and rainbow trout.

3.0 Physical Characteristics and Land Use

3.1

The Itchen Valley passes through chalk in its upper reaches and Tertiary clays south of Otterbourne and Colden Common. The downland section comprises mainly Seaford Chalk, while the valley tops often coincide with the presence of Newhaven Chalk which has greater clay content. North and east of Winchester the top of the valley sides are typically 60m AOD increasing to 90m in the three headwater valleys but vary considerably with underlying geology to as low as 20m AOD towards the coast. At Winchester the valley turns sharply south and cuts through the main South Downs ridge while in the Hampshire lowlands the valley passes through a narrow band of the Lambeth formation, then London Clay followed by narrow bands of Whitecliff and Wittering formations. These coincide with locally undulating and raised topography including where the valley breaks through a minor ridge between Colden Common and Bishopstoke. The valley floor broadens out still further where it meets a large outcrop of London Clay. The river valley floor calcareous alluvium overlies river terrace gravels and is stone free and fertile but seasonally waterlogged. The soil pattern echoes the changes in the geology - the valley sides in the downland section are steep, with shallow flinty soil while south of the spring line settlements of Colden Common and Otterbourne the soils are predominantly stoneless and silty, but of lower agricultural grade than the valley sides in the chalk.

3.2

The river valley floor is dominated by permanent pasture and semi or unimproved grassland – often with visible remain of watermeadow features such as field undulations and carriers. Watercress beds particularly around New Alresford and ornamental ponds such as Northington and Avington are a feature of the downland section. The downland section in particular, is world famous for fly fishing of brown trout. Further south and particularly south of Winchester there urban influences

increase although the valley floor is extensively pastoral. The M3 and airport take up substantial areas just above on the river terrace. Around Eastleigh and Southampton playing fields are common, often with windbreak planting which include poplars. The valley floor is particularly well wooded in places, typically small copses, scattered trees but few hedges. Moving up the valley slopes in the lowland section the fields are generally small to medium in size and irregular in pattern. In the downland section the fields become more regular in pattern and larger away from settlements and support an increasing arable land use. The fields in the lowland section are generally smaller and have more wooded hedgerows than in the downland section.

- 3.3 The River Itchen is 45km from its source at New Cheriton to Southampton Water, with a catchment area of 400sq km²⁹. For much of its length, the Itchen is divided or naturally 'braided' into two or more channels. This includes the Itchen Navigation between Winchester and Southampton which has many sluices and man made courses to ensure a permanently filled channel. The Itchen had three main historic uses giving rise to a multiplicity of channels; the harnessing of water power for milling, the use of water meadow systems to provide early growth of pasture and the development of navigation. There are smaller tributaries in the lowland mosaic section due to the comparatively impermeable geology. In extremely wet prolonged weather the chalk aquifers can reach capacity and flooding of low lying settlements (including those further downstream in the hydrological basin) can occur. Summer flows can be maintained in especially dry periods by two boreholes in the Alre and Candover catchments.

4.0 **Experiential/Perceptual Characteristics**

- 4.1 This is a landscape visually contained by the tops of the valley sides creating a sense of enclosure which is greatest where the valley sides are highest, such as where it cuts through the South Downs chalk ridge, or on the narrow twisting valley floor of the headwater valleys, where the sides are steep and close to the valley floor. South of Kings Worthy the valley floor broadens out and where it flows through the lowland mosaic, the low valley sides and broad adjoining tributaries give a sense of openness and larger scale. High up the valley sides there are contrasting views of settlements set within a well treed landscape and beyond the character area boundary, expansive arable and downland in the chalk and a more wooded scene linked with pasture and arable fields in the clay lowlands. The twisting valley of the headwater water tributaries limits views along the valley whereas the straighter course of the Itchen from North of Alresford to Kings Worthy and then Winchester to Eastleigh affords views along the valley – reducing the sense of enclosure.
- 4.2 There are numerous long distance paths, often associated with historical pilgrimage routes, which follow and/or cross the Itchen Valley providing excellent linear walks (The Itchen Way, St Swithun's Way, Kings Way, 3 Castles Path, Ox Drove, Wayfarers Walk, Pilgrims Trail and Clarendon Way). These routes indicate that the Itchen Valley has long been a significant transport route, with Winchester as its focus in the downs. Access land and open spaces tend to be located south of Winchester such as at Shawford Down, St Catherine's Hill, Itchen Valley Country Park and Winnal Moors. Together with accessible local woodland sites such as Stoke Park at Bishopstoke and Otterbourne Park Wood they form important doorstep countryside for local residents. Other access opportunities include

Wolversley Palace, Avington Park, Grange at Northington and Hinton House which have partial public access. The Itchen Navigation project which aims to protect and enhance the biodiversity, archaeology and access of the canal was set up in 2004.

- 4.3 The Itchen is nationally renowned for brown and rainbow trout fishing. There are numerous riverside pubs which attract locals and tourists and add to the area's popularity.
- 4.4 The Itchen Valley retains a strong sense of being rural with a long history of old settlement with relatively little modern expansion apart from the far south of the character area – associated with Eastleigh, Bishopstoke, Allbrook and Colden Common. The locally distinctive land management practices of watermeadows and watercress beds and the Itchen Navigation sit harmoniously in the landscape. More modern infrastructure development such as the M3 cutting, increasing commuter traffic and rapid expansion of settlements in the south are significant detractors which threaten to subsume increasingly isolated and small areas of a rural landscape. Air traffic noise from light commercial aircraft associated with Southampton airport has a localised negative effect on tranquillity. The high tranquillity of the river valley floor landscape with its fast flowing braided chalk stream and rough pasture with woodland and scrub has a high sense of naturalness.

5.0 Biodiversity Character

- 5.1 Much of the River Itchen is internationally and nationally designated as a SAC as well as a SSSI because it is a classic example of a chalk river with associated habitats including fen meadow, flood pasture and swamp. The river is dominated throughout by water-crowfoot (pond water-crowfoot as well as stream water-crowfoot, and river water-crowfoot). Strong populations of southern damselfly occur here, estimated to be in the hundreds which is unusual in this managed chalk-river flood plain context rather than heathland. The river supports high densities of bullhead throughout much of its length with extensive beds of submerged plants that act as a refuge for the species, and coarse sediments that are vital for spawning and juvenile development. Also valuable are Riparian vegetation communities (including wet woodlands) and side channels, runnels and ditches associated with the former water meadows supporting otter, water vole, freshwater fishes including bullhead, brook lamprey and Atlantic salmon, and an assemblage of breeding birds including tufted duck, and shoveler, the waders lapwing, redshank and snipe, and wetland passerines including sedge warbler, reed warbler and Cetti's warbler.
- 5.2 Alresford Pond is another SSSI comprising a relatively large, shallow calcareous lake in the north of the area, formed in the headwaters of the River Arle in the late 12th century as a balancing lake for the River Itchen Navigation. The lake is bordered by extensive fen vegetation, including large reed beds which have gradually encroached into the former open water, whilst the main water body is now shallow and extensively dominated by dense Mare's-tail. The lake as a whole supports a rich aquatic plant community and supports large breeding populations of Reed Warblers and Sedge Warblers and other wetland birds; and relatively large autumn and winter numbers of surface feeding and diving duck. Similar eutrophic lakes are rare in chalk stream valleys and Alresford Pond is considered to be the best example within the county.

- 5.3 Beyond specific designations this landscape character area comprises a variety of habitat types. At the outer peripheries of the area, in the north, arable land with patches of improved grassland and amenity grassland dominates. Adjacent to the river course, habitats become more diverse with a strong riverine influence including marshy grassland/water meadows and base rich fen often with significant floristic diversity and species rich communities. Unimproved and semi-improved grassland becomes common, with neutral grassland dominating in the north and calcareous grasslands more common in the south. There are small patches of woodland associated with the watercourse, this is mainly broadleaved but there is also some patches of parkland and mixed plantations. In the south there is a considerable patch of broadleaved woodland in a mosaic with dry heath/ acid grassland, surrounded by semi-improved neutral grassland, improved grassland and grass sports fields. Nevertheless ancient and semi-natural woodland is limited.
- 5.4 This landscape is covered by the Itchen Valley BOA. The BOA describes the Itchen as a classic chalk stream that is botanically very important with extensive areas of unimproved vegetation along its length. There are also over 70 SINCs, designated mainly for the ancient woodland and unimproved grassland resources which they support. There are also a few wetland SINCs.

6.0 Historic Character

6.1 Archaeology

- 6.1.1 There are Mesolithic artefacts from the valley, particularly from Winchester southwards and through the lowland belt to the coast. This implies that the valleys were exploited in this period. Whilst no Mesolithic sites are currently identified in the Itchen valley there may be undiscovered sites under the later alluvial deposits, as has proved to be the case in other river valleys.
- 6.1.2 There are Neolithic long barrows on the chalk to the northwest and southeast and it seems likely that the proportion of the valley that runs through the chalk forms part of a wider settled and farmed landscape. Settlement and Neolithic pottery (which may be indicative of settled activity) have been found in the valley where it is flanked by chalk. This pattern does not extend into the lowland belt to the south, and the long barrow at the head of the Itchen valley seems to be the very eastern extent of the pattern.
- 6.1.3 In the Bronze Age there was settlement in the Itchen valley, again where it is flanked by chalk between Winchester and the lowland belt. It is also interesting to note that there are two Bronze Age hoards at the point where the valley chalk and valley lowland meet, as though this is genuinely part of the Bronze Age landscape. Whilst there are few Bronze Age burial mounds in the valley itself there are considerable numbers on the chalk flanks of the valley and it is certain that the valley fell within a wider farmed and settled landscape.
- 6.1.4 There were Iron Age settlements in the Itchen Valley reflecting the pattern of the wider chalk hinterland. Winchester is the link between the downs to the northwest and the South Downs and is overlooked by two Hillforts. At a later stage an important Oppida developed in the valley here.

- 6.1.5 In the Roman period the Iron Age settlement at Winchester developed into a Roman civitas Capital and as such became the hub of the local Roman road system. The density of settlement in the valley still reflected the wider chalk hinterland, but Roman settlement is also very apparent down the Itchen valley from Winchester into the lowland zone and on to Southampton, possibly as a result of the Roman road. However, the evidence of settlement in the valley and its hinterland was less pronounced in the east-west stretch of the Itchen towards Alresford.
- 6.1.6 Saxon burials and churches in the river valley, and mediaeval churches and settlement indicate that in the post Roman period the valley became the focus of nucleated settlement that utilised the land beyond the valley itself.
- 6.2 **Historic Landscape**
- 6.2.1 There are three main periods of formal and parliamentary enclosure - the head water valleys to the East of New Alresford, the New Alresford to Winchester section and the southern section to the Southampton unitary boundary.
- 6.2.2 Watermeadows are a consistent historic landscape feature along the length of the Itchen and likely to have originated in the early 17th to 19th centuries around the headwaters below natural springs. They were introduced to encourage early growth of grass, in the Spring and enabled early grazing and an increased number of hay crops. In particular, sheep were grazed on the river valley floor and taken to higher land to be folded and manure the arable, often corn crop. The years between 1640 and 1750 saw a great boom in the construction of meadows¹⁷. The pattern of watermeadow types is mixed but there are trends and differences which can be discussed in the three areas referred to above. With the decline of the watermeadows in the 19th century, the river valley floor has become more wooded. The condition of the surviving water meadows is very varied – about 80% are in condition 3 or worse i.e. extent of survival is only partial¹⁷.
- 6.2.3 East of New Alresford the narrow valley floor shares similarities with the upper parts of the Meon Valley in that the watermeadow types are predominantly ‘simple’ and associated with a significant amount of early formal field enclosure in the 17th century. This area seems to have been favoured for watercress growing, particularly New Alresford, the ‘Watercress line’ providing the transport to the local and London markets.
- 6.2.4 The New Alresford to Winchester section shows a similar pattern on the valley sides of predominantly small formal and some informal enclosures, but generally the enclosure seems to have been a little later than east of New Alresford resulting in small straight sided fields. Like the area to the west the area is associated with historic parks and gardens. The valley floor broadens in this section and the more complex water meadow systems are evident.
- 6.2.5 The section south of Winchester is set within a landscape dominated by early and informal enclosures to the west and south of Colden Common and late parliamentary enclosure to the east in the downland section and in a few isolated parts of the Lowland Mosaic hinterland. The formal enclosure that does exist is typically mid 19th century, predominantly on isolated downland and areas of common. The valley floor is broadest here and the watermeadow systems most

extensive. Within the lowland setting the field pattern is irregular and smaller scale than in the Downland section.

6.2.6 There are numerous parkland landscapes throughout the Itchen Valley. Some originated as Deer Parks such as Avington Park (EH Grade II), Tichborne Park, Worthy Park and North Stoneham Park. Other significant pre 1810 parks include The Grange at Northington (EH Grade II), Old Alresford Park (EH Grade II), Shawford Park, Hinton Ampner, Ovington, Arlebury Park, Twyford Lodge, and Brambridge Park. Some houses may have developed in the late seventeenth century because of Winchester being chosen by Charles II as the site for a new palace and possibly some of the significant avenue plantings at Avington, The Grange, North Stoneham and Brambridge park may date from this period or the beginning of the eighteenth century. A number of parks were enhanced by the creation of lakes in the eighteenth century as at The Grange, Avington Park and North Stoneham. Twyford has some large houses with gardens and grounds and there were clusters of nineteenth century villa landscapes in Kingsworthy and in the suburbs around Winchester. However some have been lost to subsequent development but the surviving features and planting contribute to the character of these areas. Dean Garnier made a particular contribution to this area with his planting in his own garden at the Rectory Bishopstoke and around the Cathedral precincts in Winchester and influenced the planting of other properties in Bishopstoke in particular the Mount. As with the River Test the enjoyment of country sports, hunting, fishing and shooting has been an influential factor in the development of the parks in this area. In Winchester there are some notable public parks.

6.3 **Built Environment**

Lanes in the headwater valleys are typically narrow and twisting and follow the valley floor, with frequent crossing points. Routes up to the surrounding downland are often partially sunken. Roads become progressively wider, straighter and busier further south from the B3047 to the A333 and A335. The M3 south of the Worthys and the railway reduce the rural feel to the Valley but the densely wooded character helps to minimise the extent of noise and visual intrusion into the adjoining landscape.

6.3.1 The Itchen Valley is extremely rich in building and settlement history, indicated by the number of conservation areas and listed buildings. The nucleated settlement pattern is typical of river valley settlement patterns. The historic integrity of the settlement layout, strong and intact historic rural edges and limited modern 19th century growth in most instances adds to this character area's importance. Where the Itchen passes through the chalk settlements they are linear in form and at least 11th century origin lying on either side of the river. Some of the smaller villages appear to be the remnants of shrunken villages³⁷.

6.3.2 The settlement plan form of most of the villages is regular row. There appear to be more irregular row settlements than regular row suggesting the influence of different periods and stages of historic development in the settlement morphology. There are several settlements classified as agglomerations reflecting different historic periods of growth, such as Itchen Abbas, Martyr Worthy and Headbourne Worthy. The 'Worthys' by definition of their place names were thought to be part of an estate landscape the Micheldever Hundred and it seems as though the area

must have been a royal estate of high importance³³. Typically, in the downland section north east of Winchester, the parish shapes are elongated, at right angles to the Itchen and of similar size and link the valley floor with the downs above, often with the church in the settlement close to the valley floor.

- 6.3.3 There are two market towns in the valley, Winchester and New Alresford. New Alresford is located at the junction of the River Alre, Candover Stream and the stream from Bishops Sutton to New Alresford. The town's economy was based on sheep and corn husbandry. The town was densely developed originally and suffered several fires, culminating in a Royal brief from George III to rebuild the town centre. Hence today, the Georgian style architecture, with vibrant coloured rendering and deliberately wide streets of the town centre reflect the need to minimise the further risk of fire. The sheep-corn economic slump of the 19th century was tempered by the success of the local watercress industry and the arrival of the railway.³⁴
- 6.3.4 The villages tend to be bounded by the floodplain for some of their edge and this has ensured an intact historic settlement rural edge boundary. Some settlements such as New Alresford, Bishopstoke and Eastleigh, where the valley side is terraced or less steep, have been subject to substantial and often massive 20th century expansion.
- 6.3.5 The Itchen Valley has a significant concentration of 17th century farmsteads in its upper head water valleys and upper reaches, and their occurrence is fairly frequent, particularly the section from Cheriton to New Alresford. There is a similar density and clustering in the lowland mosaic section. Medieval origin farmsteads occur occasionally. The oldest farmsteads are generally located within settlements, most lying close to the roads. Enclosure by agreement from the 17th century onwards resulted in some farmsteads being located out of villages³⁷. The size of some of the barns is an indication of the success of the adjoining downland. Often two barns were provided on a farmstead and sometimes the second barn was a straddle barn. Barns are typically three or four bays and aisled at least to one side.
- 6.3.6 The Itchen Navigation runs from Woodmill in Southampton to Winchester and was constructed following an Act of Parliament in 1665. Shallow draught barges plied their way through 15 locks. There are numerous historic built features including turf locks, mills such as Wharf Mill, Winchester, Shawford and Allbrook. There were four wharves along the Navigation and bridges such as Blackbridge as well as several canal side houses. The Navigation also seems to have had an important role in maintaining the irrigation of the adjoining watermeadows.
- 6.3.7 Watermills are particularly characteristic. There are about ten surviving mills of late 18th early 19th century origin, most having been listed. The Itchen valley represents the eastern most river valley with cob buildings and although less abundant than the Test they are significant features. There are frequent brick and flint buildings and surviving timber frame buildings. Straw thatch has been the traditional roofing material. There are several longstraw examples in the upper part of the Itchen. High chalk cob walls with thatch or tile cappings can be found occasionally.

EVALUATION

7.0

Forces for Change

1. New housing development mainly small scale and the cumulative impact of small infill sites to settlement morphology but also larger scale extensions.
2. Farmstead conversion to other uses.
3. Pressure from urban fringe use related activities.
4. Recreation pressures and increase visitor draw because of National Park.
5. Climate change in particular increase in frequency of storms, and changes to rainfall and drought patterns.
6. Sand and gravel extraction in the southern section.

KEY QUALITIES AND EFFECTS OF FORCES

7.1 <i>Distinctive pattern of nucleated settlements and associated long thin parishes within outstanding river and downland landscapes. High quality built heritage reflected in the concentration of listed buildings and conservation areas.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.3	<p>Threats: Development/change in land use around the valley floor that adversely affects the industrial archaeology, remnant water meadows/water management and stream realignments. The importance of the historic landscape settings to the numerous valley floor conservation areas that are vulnerable to change as they fall outside existing boundaries. Farmsteads in the southern part of the area are susceptible to modern conversions. Alteration to built form and extent of nucleated villages by spread of development along the valley floor as at Itchen Abbas. Loss of historic integrity of built features such as narrow stream crossings and bridge structures due to traffic and insensitive highway design responses, insensitive water mill conversions and loss of watermeadow structures.</p> <p>Opportunities: Raise awareness of the historic association and setting the fieldscape provides to settlement in local level assessment work and explore incorporating valued areas of landscape setting into the conservation areas - the Winnall moors area north of Winchester and between the Hockley viaduct and Winchester college are of particular cultural significance. Where feasible explore the extent of Roman influence south of Winchester.</p>
7.2 <i>Notable range of enclosure types and good examples of early irregular formal enclosures, designed landscapes and nationally important watermeadows with strong connections to the higher surrounding land through valley side drove routes.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.3.4.5.6	<p>Threats: Boundary adjustment of early irregular rectangular fields around nucleated settlement associated with building plots especially for example around Cheriton and Bishops Sutton. Loss of watermeadows due to sand and gravel extraction in the lowland valley. Urban fringe related land management changes such as proliferation of horticulture fields and formal amenity areas on land traditionally supporting pasture management. Economic viability of the watercress beds in the headwater tributaries.</p>

	<p>Opportunities: Identify the extent of open field systems pre enclosure, the age of the first planned enclosures and where the longest established boundaries and lines in the landscape occur to gain a better understanding of how the farmed landscape evolved. Emphasise the importance of the watermeadows when considering minerals sites and sensitive choice of stocking in agri-environment schemes. Promotion of watercress as locally distinctive and historic Hampshire Fayre.</p>
<p>7.3 <i>An internationally important chalk stream habitat which extends along most of its course and associated nationally important flood plain habitat which flows into the RAMSAR habitat in Southampton Water.</i></p>	
FORCES FOR CHANGE:	CONSEQUENCES
1.3.4.5.6	<p>Threats: Diffuse source pollution in particular from sediment and in lower stretches, Nitrogen, urban related pollutants and pesticides /sheep dip stretches south of Winchester. Changing salinity levels in lower reaches of the Itchen valley from sea level rise. Greater instance of weather extremes affecting water levels and thus valley floor habitats. Physical damage to habitat from projected increase in tidal flooding.</p> <p>Opportunities: Collect more information on soil erosion and growing lower risk crops particularly for chalk stream habitats which are particularly sensitive to sediment diffuse pollution. Agri-environment schemes targeted at addressing diffuse pollution issues. Opportunity for extensive chalk grassland creation on south facing valley sides from Winchester to Alresford and St Catherine's Hill and Abbotstone. Support the Itchen navigation project which is important in maintaining and enhancing the biodiversity interest in the Winchester to Southampton stretch. Maintain water levels and river valley floor habitat with sensitive abstraction and supply particularly through monitoring and management of surface water run off quality in particular Nutrient, Manure and Crop protection Management Plans. Potential to assist and influence in the Itchen navigation project to conserve enhance and join wetland related habitats and influencing bioengineering design solutions.</p>
<p>7.4 <i>Varied and contrasting valley setting with undeveloped slopes and valley crests, natural beauty in harmony with cultural heritage and high tranquillity close to settlement.</i></p>	
FORCES FOR CHANGE:	CONSEQUENCES
All	<p>Threats: Development creeping up the valley side and tall structures on the skyline or mineral extraction adversely affecting the tranquillity of the valley in the lowland section. Proliferation of horse grazing paddocks on the valley floor landscape altering the traditional grazing management visually (field subdivision) and sense of extending the urban fringe. Valley crests are particularly vulnerable to development and tall structures particularly in the more open and narrower downland section.</p> <p>Opportunities: Support green infrastructure strategy work which links this area with South Hampshire and initiatives like the Itchen navigation project which promotes access and enjoyment. Maximising the green infrastructure function of Southampton and Eastleigh strategic gap and local gaps between by co-ordinated stewardship and provision of local accessible natural green space. Encourage local level assessment work to identify valued views particularly associated with valley crests, settings to villages and Winchester and natural and historic valley features.</p>

Area 1: Broom Hill Farmland and Woodland



Description

- 4.12 This area has a ridgetop character. Open farmland in pasture use is divided up by dense hedges; woodland lies mainly towards the edge of the area. The original rural character is substantially affected by the motorway and Allbrook Way that cut through it. On the western edge the land is used principally for school and hospital grounds. In a depression at the highest point of the area, a disused flooded claypit has been colonised with poplars, birch, alder and pine trees. This wooded feature creates a distinct landmark in the area. The elevated ground to the east of the brickworks offers significant views to the east, across the Itchen valley.
- 4.13 Views of the urban edge and motorway have been softened by roadside planting and woodland. A rural character is retained at the centre of the area and along the lane that winds through it. The area is sharply defined by the surrounding urban boundary.

Historic Features

- 4.14 Well into the nineteenth century the area was common land and woodland with the underlying landscape pattern structured by farms and narrow winding lanes. Over time this landscape has been eroded by the addition of new roads and the increasing prominence of the urban edge.

HCC Historic Landscape Type:

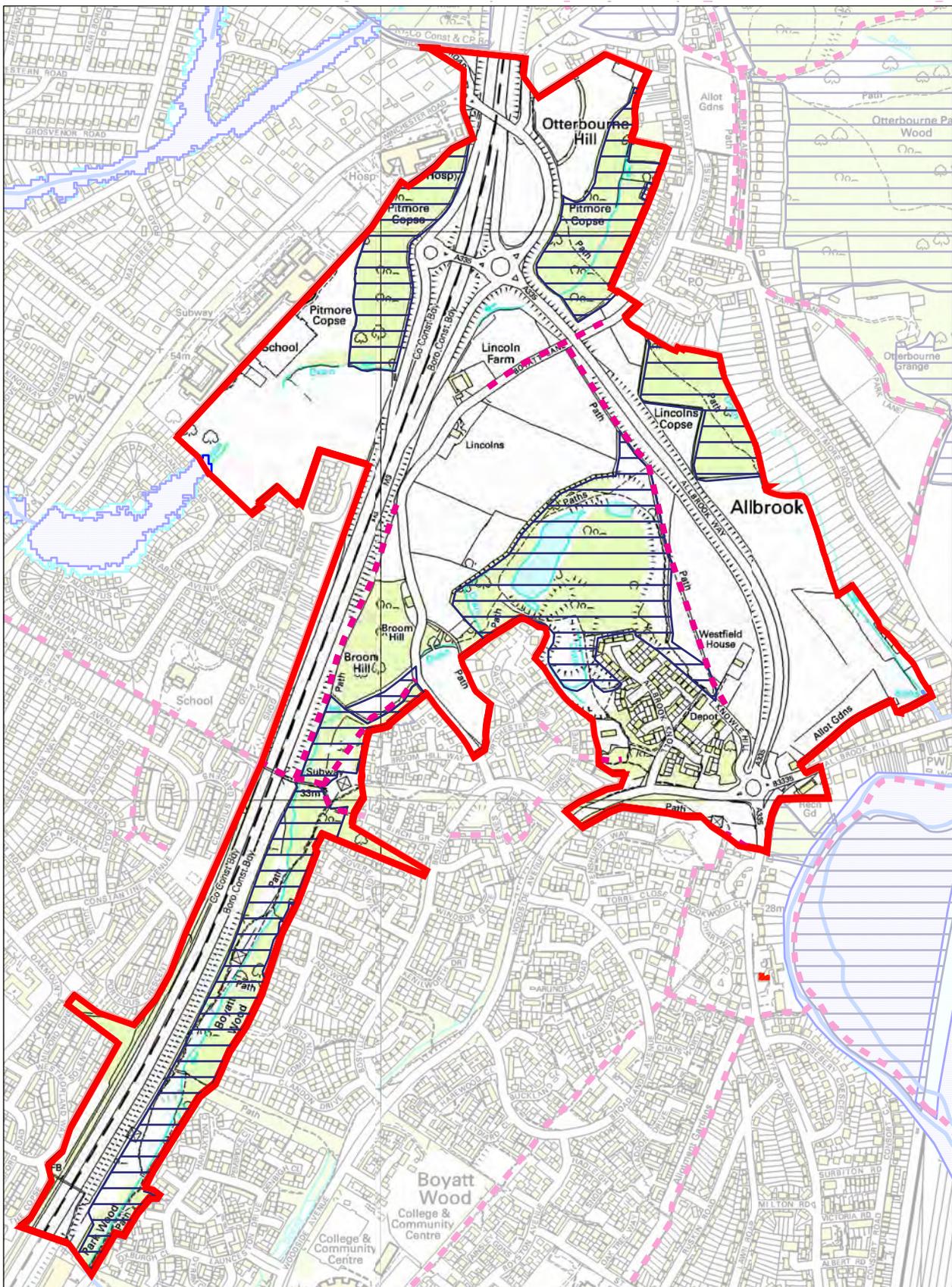
- 4.15 Historic landscapes types in this area are:

9.6 Post 1810 settlement general.

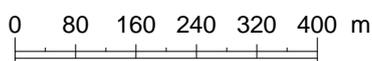


Figure 1. M3 Junction 12 looking south

Designations and Constraints



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Key for Designation & Constraints:			
	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

Ecological Features

- 4.16 Over a period of time, the disused claypits have been colonised by poplars, birch, alder and pine trees, increasing the biodiversity value of the site. The woodlands similarly contribute to the biodiversity of the area and are designated SINCS.

Key characteristics

- 4.17 Key characteristics of the area are:
- Local dominance of major roads,
 - Open character to agricultural land,
 - Prominent woodland throughout.

Landscape Types

- 4.18 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:
- Lowland Mosaic Medium Scale



Figure 2. Allbrook Clay Pit panorama

- River Valley Floor

Landscape Character Sensitivity

4.19 The area has a core of rural landscape which is influenced by adjacent roads. The landscape structure is defined by the woodlands and topography. It has few distinctive or special features, apart from the water bodies in the brickworks, but has significant amenity and wildlife value.

Visual Sensitivity

4.20 The area is visually sensitive due its small size, the openness within the area, the proximity of the road network and the prominent wooded high ground.

Key Issues

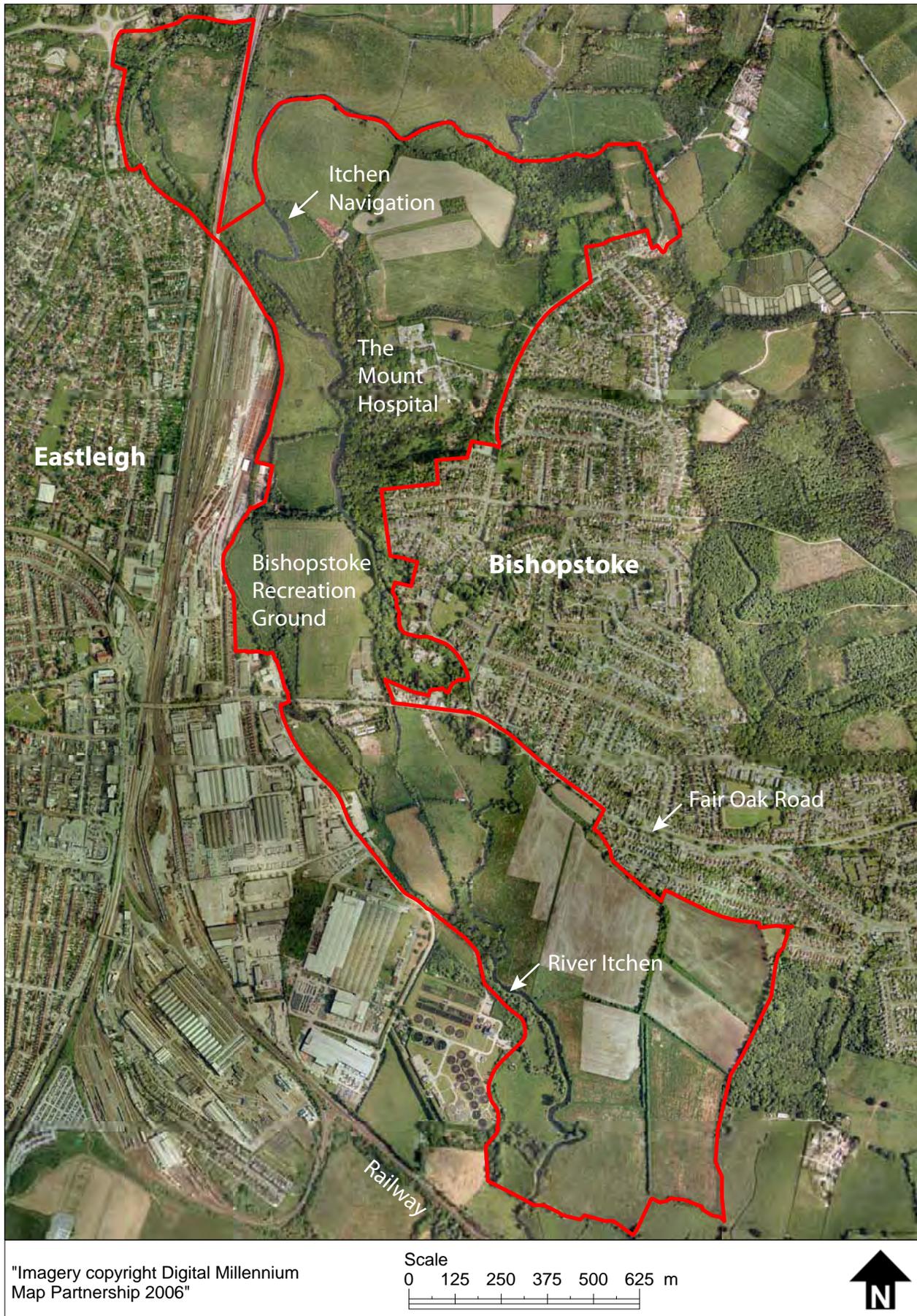
4.21 The key issues for this area are:

- The impact caused by change within the character area is exacerbated by the small size of the area.
- Prominence of road network due to traffic noise, associated infrastructure and movement of traffic.
- Variable condition and level of management of woodlands.
- De facto access and informal recreational use of unmanaged disused brickworks which have become an amenity asset for local people.
- Pressure for built development.



Figure 2. Allbrook Clay Pit panorama

Area 2: Upper Itchen Valley



Description

- 4.22 The River Itchen cuts through the Eastleigh-Bishopstoke ridge to create a distinctive area. Steep, partially urbanised valley sides impinge on a narrow floodplain, in contrast to the wide rural valley to the north and the wide floodplain in varied uses south of West Horton Farm. The contrast between the flat floodplain and the steep valley sides which appear as predominantly wooded despite the proximity of the urban areas, give the area a distinctive character..
- 4.23 In the top northwest corner, the area crosses the main north-south railway line to include a loop of the River Itchen and a small section of floodplain. The eastern boundary runs along the settlement boundary of Bishopstoke, although a small area of Old Bishopstoke, which falls between the river and the Itchen Navigation, is included. In the north of the area is the Mount Hospital site. This was formally a large site acquired by HCC in 1921 as a tuberculosis sanatorium. There is quite extensive parkland associated that include an ancient coppice bounded by the river. The majority of the site currently has planning permission to be redeveloped. The western boundary runs along the edge of Eastleigh where the sidings and works primarily associated with the railway and the sewage works in Chickenhall lane are located.
- 4.24 On the floodplain the land is dominated by recreation grounds north of the Bishopstoke Road. These council-managed grounds have a range of facilities including a sports centre, children's playground, artificial football pitches and grass rugby pitches. The remainder of the floodplain is primarily improved pasture with sparse tree cover, but fragments of wetland vegetation survive.
- 4.25 The river valley runs north to south. To the north it is bisected by pylons; the busy Bishopstoke Road, B3037, runs through the middle. Although outside of the character area the elevated railway line creates a visual boundary. Views are available from the north, looking up the river valley and the south, towards the south east. Public access to the river is allowed by footpath where it joins with the Navigation.



Figure 3. View across River Itchen and flood plain

Historic Features

- 4.26 The River Itchen cuts through the conservation area of Old Bishopstoke creating a distinctive area that is fairly heavily-built upon, but well covered by trees. The Itchen Navigation runs along the western boundary of the area and was authorised as a river for improvement to provide a means of moving heavy goods by an Act of Parliament of 1665. On the floodplain outside the conservation area the land is dominated by recreation grounds and improved pasture with sparse tree cover and fragments of wetland vegetation. Much of the area would have been flood meadows that flooded naturally, and water meadows containing ‘drains and drowners’ that allowed water to flow over fields depositing silt and minerals to fertilise the soil. Established between 17-19th century, they fell into disuse due to the high labour costs and the introduction of artificial fertilisers and herbicides.
- 4.27 Within the conservation area itself, the legacy of Reverend Thomas Garnier as discussed in the *Bishopstoke Conservation Area Appraisal (EBC,2010)*, means the quality of the tree and shrub planting is high, providing a significant setting for development with high amenity value for local residents. There are two listed buildings in the conservation area and two historic gardens that are registered on the Hampshire Historic Parks and Gardens list:
- 4.28 The Mount Hospital – “Formal gardens, ancient coppice bounded by River Itchen; gardens made more ornamental late C19 with elaborate water garden and aviaries; acquired by HCC in 1921 for TB sanatorium; lawns, fine trees remain.” Most of these features are now gone with none remaining in the land to the north of the site.
- 4.29 Bishopstoke Manor - “In the 1870s large well laid garden with orchard, greenhouses, large fishpond fed by the Itchen Navigation; Itchen Grange built over orchard, fishpond remains.”



Figure 4. Panorama of footpath near Allbrook

HCC Historic Landscape Types:

4.30 Historic landscapes types in this area are:

- 1.6 Medium to large regular fields with wavy boundaries (late medieval to 17th/18th Century Enclosure)
- 7.1 Miscellaneous valley floor fields and pasture
- 7.2 Valley floor woodland
- 7.3 Marsh and rough grazing
- 7.4 Water meadows

Ecological Features

- 4.31 The *Eastleigh Biodiversity Action Plan* identified this area as part of the Itchen Valley Priority Area. The river has a chalk bed with populations of protected species of southern damselfly, fine-lined pea mussel, white clawed crayfish and other important species. The River Itchen and the Itchen Navigation both have local, regional, national and European levels of biodiversity protection. The structure of the disused water meadows, mentioned above, serves an important ecological function by providing habitats for a diverse range of flora and fauna.
- 4.32 The character area contains ancient semi-natural woodlands and semi-improved grasslands which have significance for nature conservation and designated as SINCs.

Key Characteristics

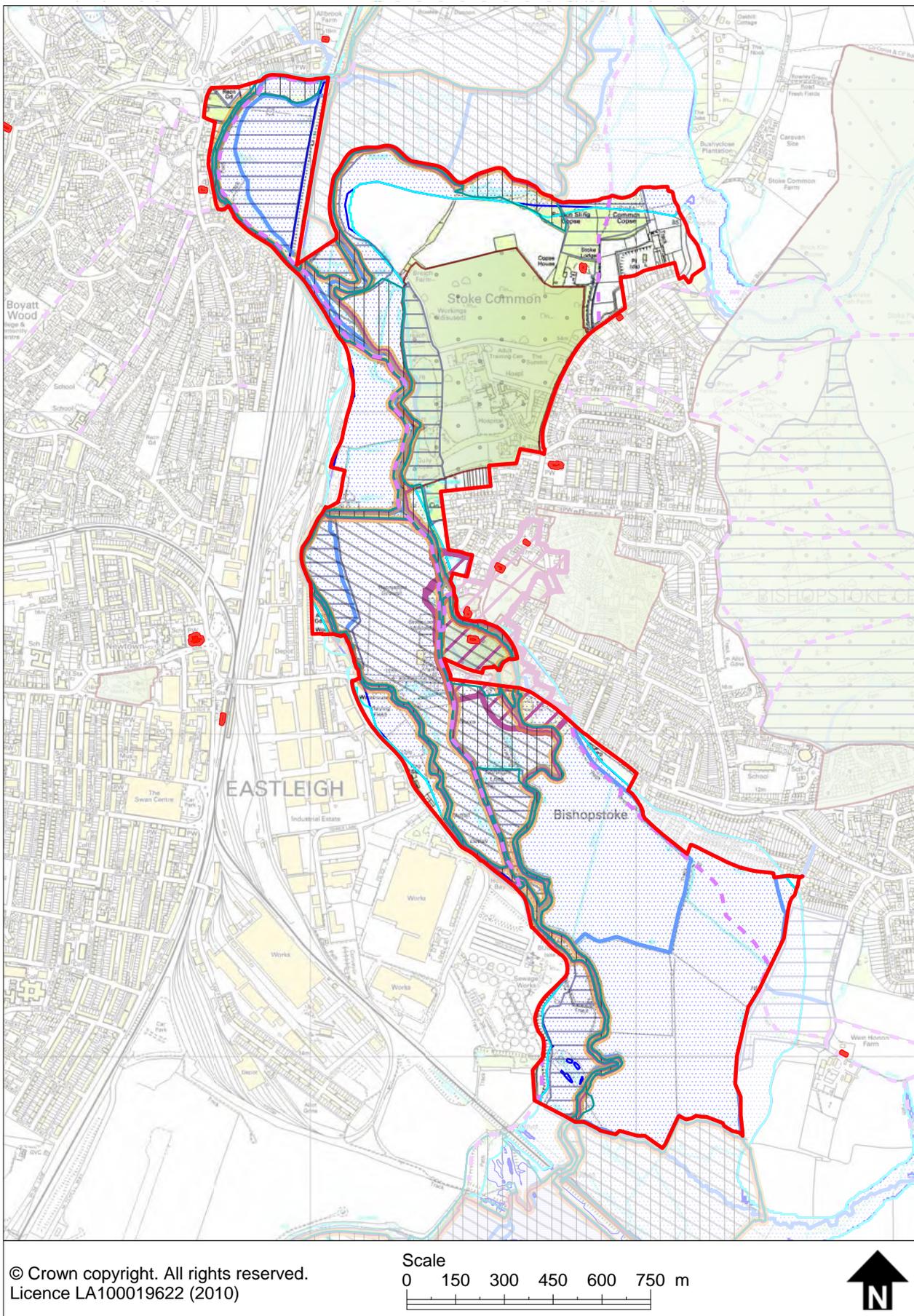
4.33 Key characteristics of this area are:

- Flat uninterrupted pasture of floodplain with absence of tree cover



Figure 4. Panorama of footpath near Allbrook

Designations and Constraints



Key for Designation & Constraints:

	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

- Contrast between open pasture and wooded and urbanised valley sides
- Natural and man-made water courses crisscrossing the valley floor
- Fragmented wetland habitats
- The parkland associated with The Mount Hospital
- The open floodplain and recreation grounds separate the two settlements of Eastleigh and Bishopstoke

Landscape Types

4.34 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic Medium Scale
- River Valley Floor

Landscape Character Sensitivity

4.35 Although it has substantially built up areas around it, the overriding impression of the area is of open floodplains, meandering water courses and a rich biodiversity.



Figure 5. Bishopstoke Recreation Ground panorama

Visual Sensitivity

4.36 The floodplain is flat and open with many significant views across the area. The built forms of Eastleigh and Bishopstoke, in their current form and with the present level of screening, are not intrusive; however the Bishopstoke Road does introduce an urbanising feature into the landscape.

Key Issues

4.37 The key issues for this area are:

- The conflict between priorities of facilitating public access and nature conservation.
- Sensitivity to change of the ecology of the watercourses and undeveloped floodplain.
- Sensitivity of the undeveloped floodplain to visual intrusion as a result of its openness and the proximity of neighbouring settlements.
- Balance required between the need for formal recreation with its associated land form and structures and the existing open pasture
- The presence of the Bishopstoke Road, B3037, bisecting the area at its narrowest point, increases the risk of future development abutting the road splitting the landscape character area into two.
- Some development pressure on land on the western edge of Bishopstoke.



Figure 5. Bishopstoke Recreation Ground panorama

Area 8: Knowle Hill Farmland and Woodland



Description

- 4.118 This landscape character area exhibits a mosaic landscape set on a ridge and undulating valley side. It falls from a high point on Knowle Hill, now part of a public park, towards the borough boundary in the east and towards lower lying land at Horton Heath in the southwest. Field sizes vary considerably and the land has a mixture of arable pasture and amenity uses, adding to the patchwork effect. There are small copses and deciduous woodlands with an enclosed and intricate character.
- 4.119 Along the western and southern edges, the settlements of Fair Oak and Horton Heath are prominent creating a strongly defined boundary. There is a quite rapid transition through parkland fragments like The Cock Pit Farm to a truly rural landscape southeast of this area, on the edge of the borough and beyond.
- 4.120 Along Knowle Lane there is poorly screened industrial development on both sides of the lane and a landfill site on a former sand pit adjoining the golf course to the east. Frequent farmsteads and small plots occupy the rest of the lane, forming a band threading through a landscape of larger fields. The high ground west of Knowle Lane around the top of Knowle Hill forms a well wooded landmark, with very long views to the south and west from the high ground.

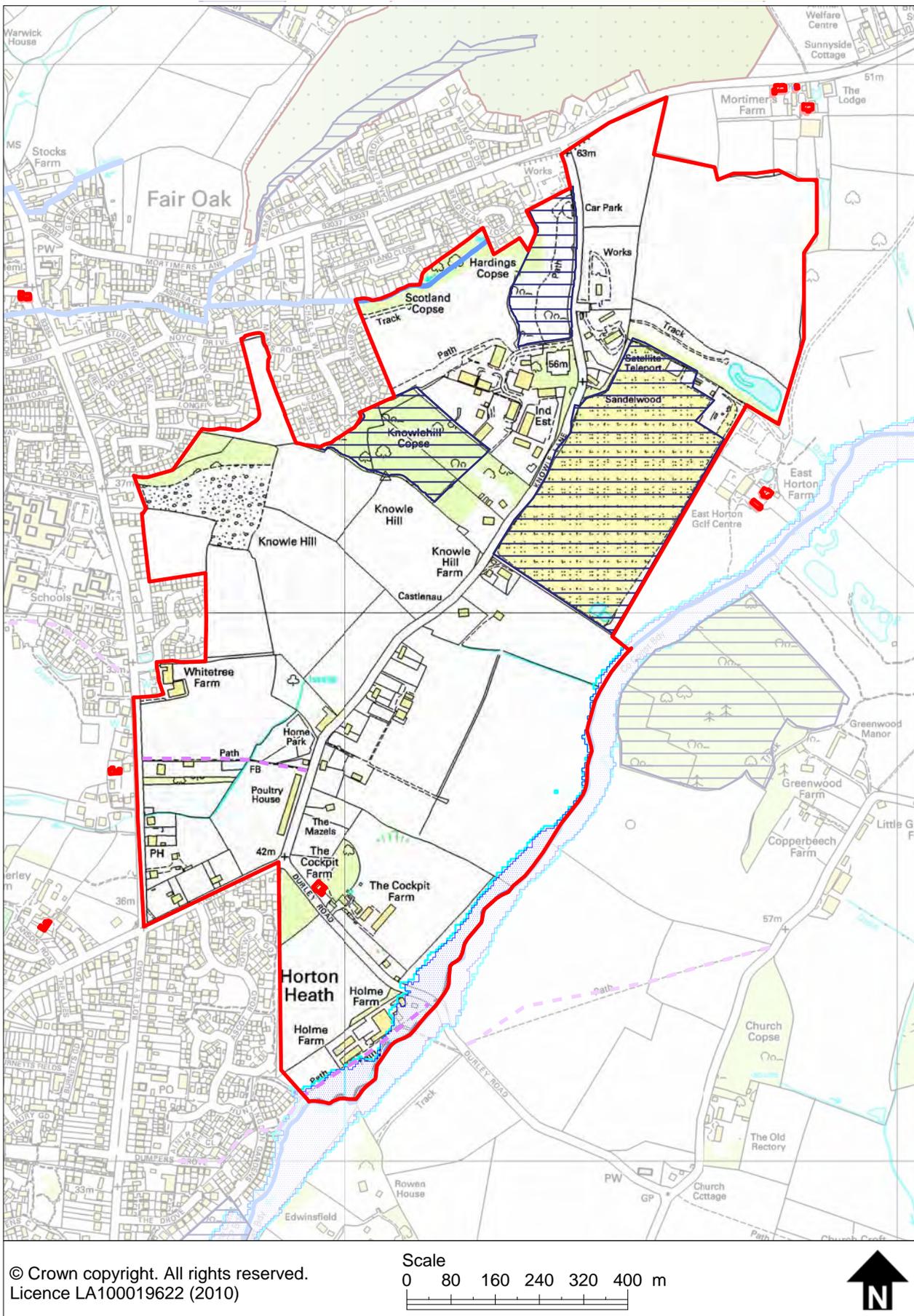
Historic Features

- 4.121 One listed building can be found in the landscape character area, along Durley Road, however it does not significantly influence the character of the landscape.



Figure 22. Former Landfill on Knowle Lane

Designations and Constraints



Key for Designation & Constraints:			
	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

HCC Historic Landscape Types:

4.122 Historic landscapes types in this area are:

- 1.9 Small regular fields with straight boundaries (parliamentary type enclosure)
- 1.16 Small rectilinear fields with wavy boundaries
- 9.6 Post 1810 settlement (general)
- 11.2 Golf Course
- 12.2 Active and disused gravel workings

Ecological Features

4.123 This landscape character area incorporates several areas of land that have been designated as SINC. Some of this land is ancient semi-natural woodland and supports one or more 'notable species' (see appendix F). Knowle Park is designated a SINC due to the deficiency of other sites of nature conservation within the character area. It is currently undergoing improvements to provide improved habitats for species and increase its attractiveness to wildlife.

Key Characteristics

4.124 The key characteristics for this area are:

- Enclosed undulating valley landform and ridge
- Varied pattern of field sizes and cultivation
- Clusters of buildings and small fields along lanes
- Views across valley to wooded horizons north and east
- Urban influence in the western edge

Landscape Types

4.125 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Small Scale

Landscape Character Sensitivity

4.126 The landscape is predominantly rural, bounded by the urban edge of Fair Oak and Horton Heath. It has a varied landform and vegetation structure, and is attractive without being of particular distinctiveness. It has amenity value with much land being publicly accessible from Knowle Lane and the nearest residential areas. It has local wildlife value.



Figure 23. View from Knowle Hill panorama

Visual Sensitivity

4.127 The mosaic of developed land, woodland and mixture of field enclosure types limits intervisibility within the character area. The character is complicated further by the undulating landform and prominent woodland set on a ridge with views out.

Key Issues

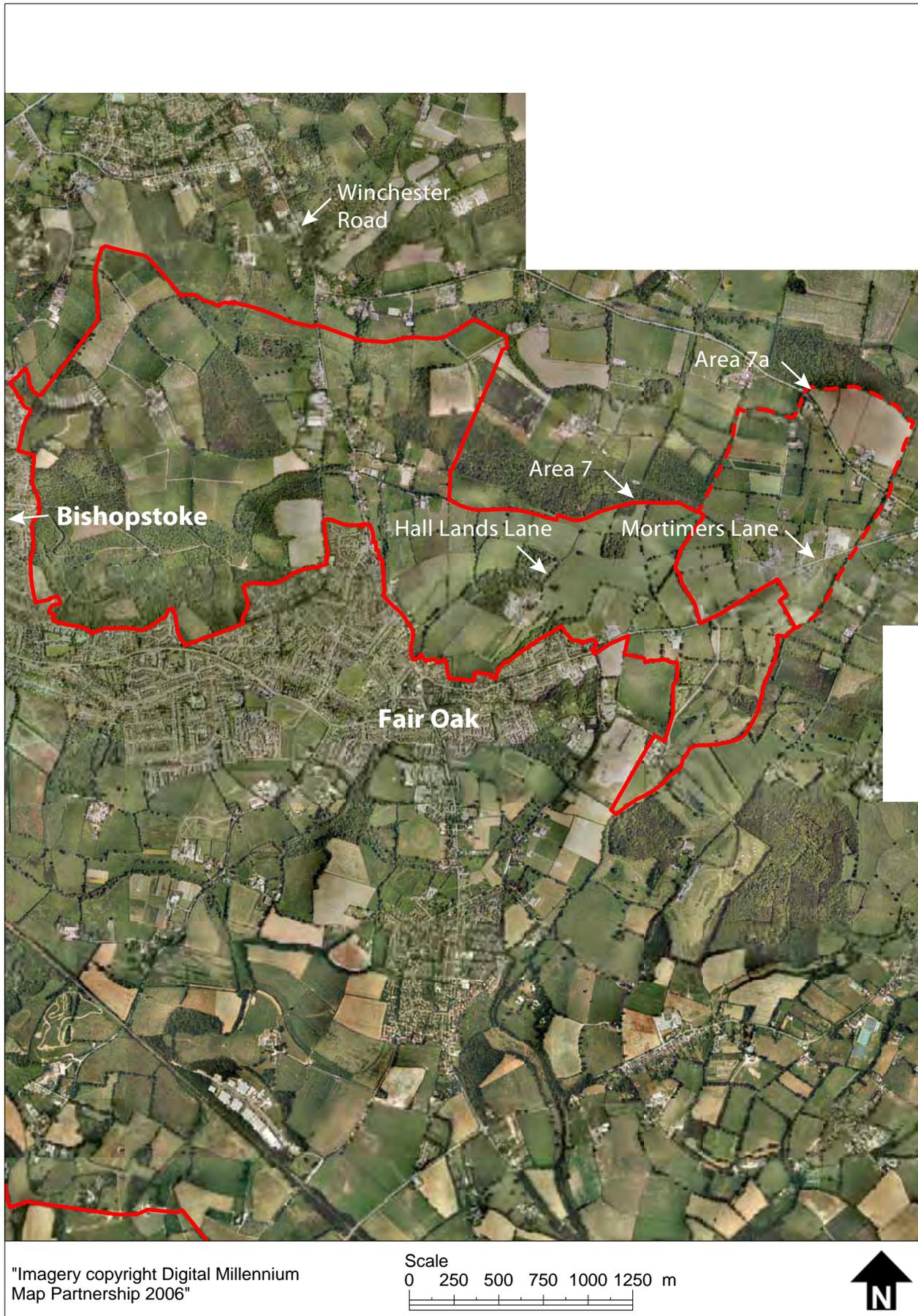
4.128 The key issues for this area are:

- Prominent industrial development in the highest point of the character area, increases pressure for further industrial uses
- Prominent urban edge of Fair Oak and Horton Heath
- Inconsistent management practices of woodland and farmland
- Development pressure on Knowle Lane and to the rear of Scotland Close



Figure 23. View from Knowle Hill panorama

Area 7: Bishopstoke- Fair Oak Woodland and Farmland



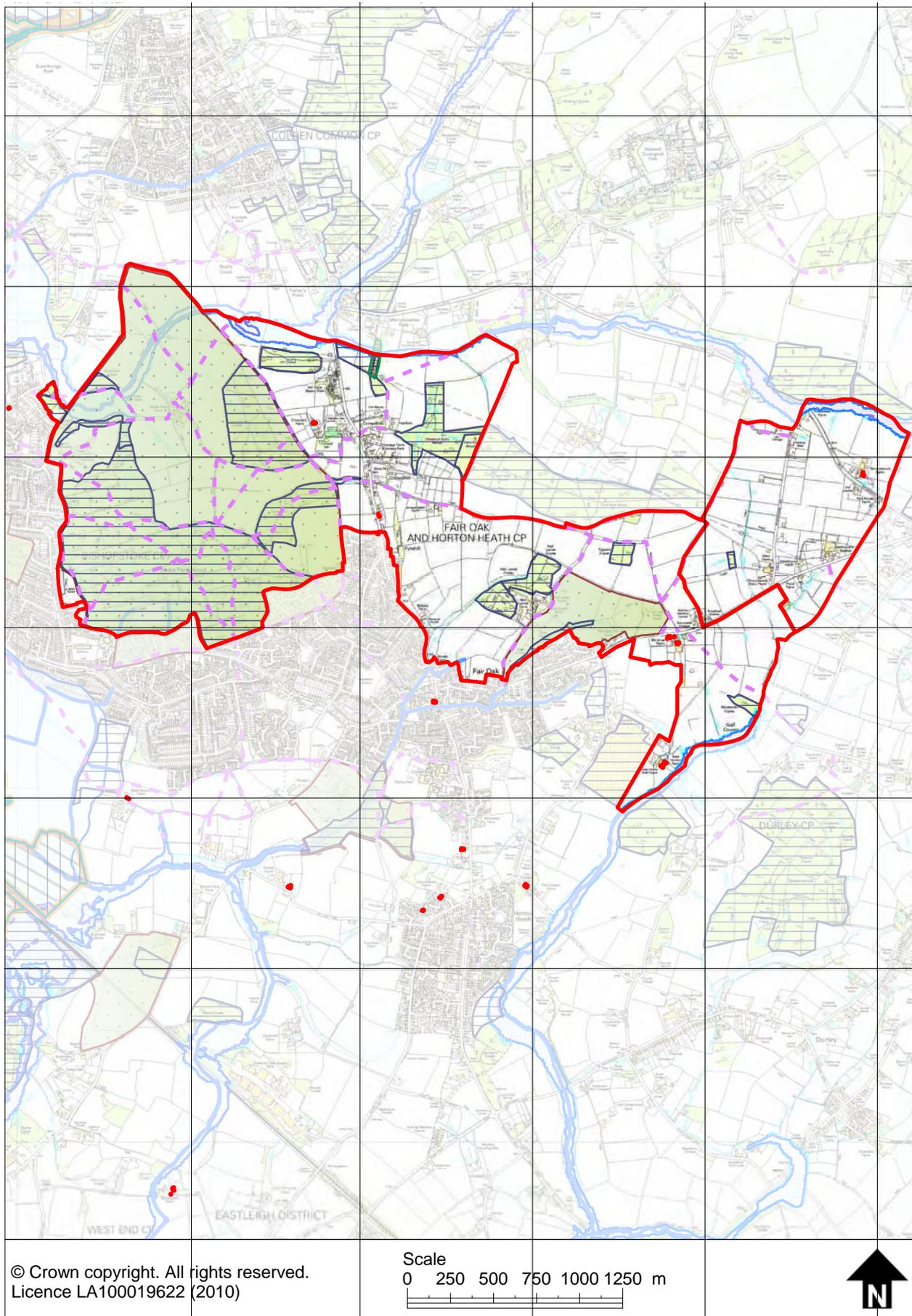
Description

- 4.99 The main unifying feature of this character area is the ridge that extends eastwards from the edge of the Itchen Valley, through Stoke Park Wood and Crowdhill/ Pylehill to Tippers Copse, where the land falls to the northeast. The full extent of the ridge cannot be seen from any one viewpoint. Settlement screens it in the south, and woodland and undulations in the landform screen views on the ridge itself and to the north. There are frequent woodlands and, in many parts, small fields with hedges and hedgerow trees. The overall impression is one of a wooded, rural landscape with views provided of substantial woodland blocks, particularly in the west of the area.
- 4.100 The B3354 Winchester Road crosses the area north-south. Settlements at Pylehill and Crowdhill have developed along the road, mainly to the west, and there is a distinctly urban fringe character. In the east the landscape character becomes more fragmented. There is a rather degraded parkland character around The Little Dower House, Mortimers Lane and the strong hedgerow pattern is disrupted by the golf course south of Mortimers Lane.
- 4.101 The majority of the western and southern boundaries of the character area are formed by the settlement edges of Bishopstoke and Fair Oak. The northern and eastern boundaries are less clearly defined, although in part are delineated by water courses.
- 4.102 In the north-east corner of the character area, as the land slopes away from the ridge, the former Stroud Wood Common is now an area of small rectilinear fields in pasture use forming a distinct sub-area, the Stroud Wood Pastures, (7a).



Figure 18. View south from Hallands Lane

Designations and Constraints



Key for Designation & Constraints:			
	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

Historic Features

- 4.103 Stoke Park Woods in the west of the character area is included on the Hampshire Historic Parks and Gardens register. In addition, Fair Oak Park towards the southeast of the area has been proposed to be listed:
- 4.104 Fair Oak Park – “Proposed for listing – no information available.”
- 4.105 Stoke Park Woods - “Deer park referred to as Stoke Wood; used as a hunting ground by King John 1205; wood has changed little in size since medieval times; impark 1242 for Bishop of Winchester; woodland walks; managed by Forestry Commission.”
- 4.106 In the north of the character area near Winchester Road there is a Scheduled Monument:
- 4.107 Park Pale At Marwell, South Of Fisher’s Pond (Monument No. 20001).
- 4.108 There are a number of listed buildings scattered through the character area, although these have no significance contribution to the overall character of the area.



Figure 19. View north from Stoke Park Woods panorama

HCC Historic Landscape Types:

4.109 Historic landscapes types in this area are:

- 1.6 Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)
- 1.9 Small regular fields with straight boundaries (parliamentary type enclosure)
- 1.16 Small rectilinear fields with wavy boundaries
- 4.1 Assart pre-1810 woodland
- 4.3 Other pre-1810 woodland
- 4.4 Replanted other pre-1810 woodland
- 4.5 19th century plantations (general)
- 7.7 Fishponds, hatchery complexes, natural ponds and lakes
- 9.6 Post 1810 Settlement
- 9.7 Village or hamlet 1810 extent

Ecological Features

- 4.110 Stoke Park has been identified as a priority area within the BAP. Large areas of woodland provide suitable habitats for many species associated with woodland cover. The Dormouse, badgers, Roe deer and a number of rare butterflies are known to live here. The area has a network of hedgerows that create green corridors through which woodland animals can move from woodland to woodland.
- 4.111 There are a number of sites of differing habitat types that have been designated as SINCs because of their nature conservation significance. The area has a network of hedgerows that creates green corridors through which woodland animals can move from woodland to woodland.



Figure 19. View north from Stoke Park Woods panorama

Key Characteristics

4.112 The key characteristics for this area are:

- Undulating ridge
- Frequent woodland blocks
- Rectilinear pattern of small fields with good hedgerow trees
- Small copses add to wooded character
- Views across rural landscape from the northern edge and to the south from woodland clearings
- Prominent roadside residential development
- Distinct sub-area with a very strong hedgerow pattern to the north east



Figure 20. Stoke Park Woods



Figure 21. View west from Stroudwood Lane panorama

Landscape Types

4.113 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Medium Scale
- Lowland Mosaic, Small Scale

Landscape Character Sensitivity

4.114 Overall it is an attractive landscape with Stoke Park Woods and the sub area (7a) providing distinctive features that have amenity and wildlife value.

4.115 Contained within the area is a very distinctive parkland landscape.

Visual Sensitivity

4.116 The area is predominantly rural, with woodlands, for the most part, shielding the development at the urban edge. It has an undulating landform, good vegetation cover, and often has wide views out. The significant woodland elements in this area can be seen from some distance away.

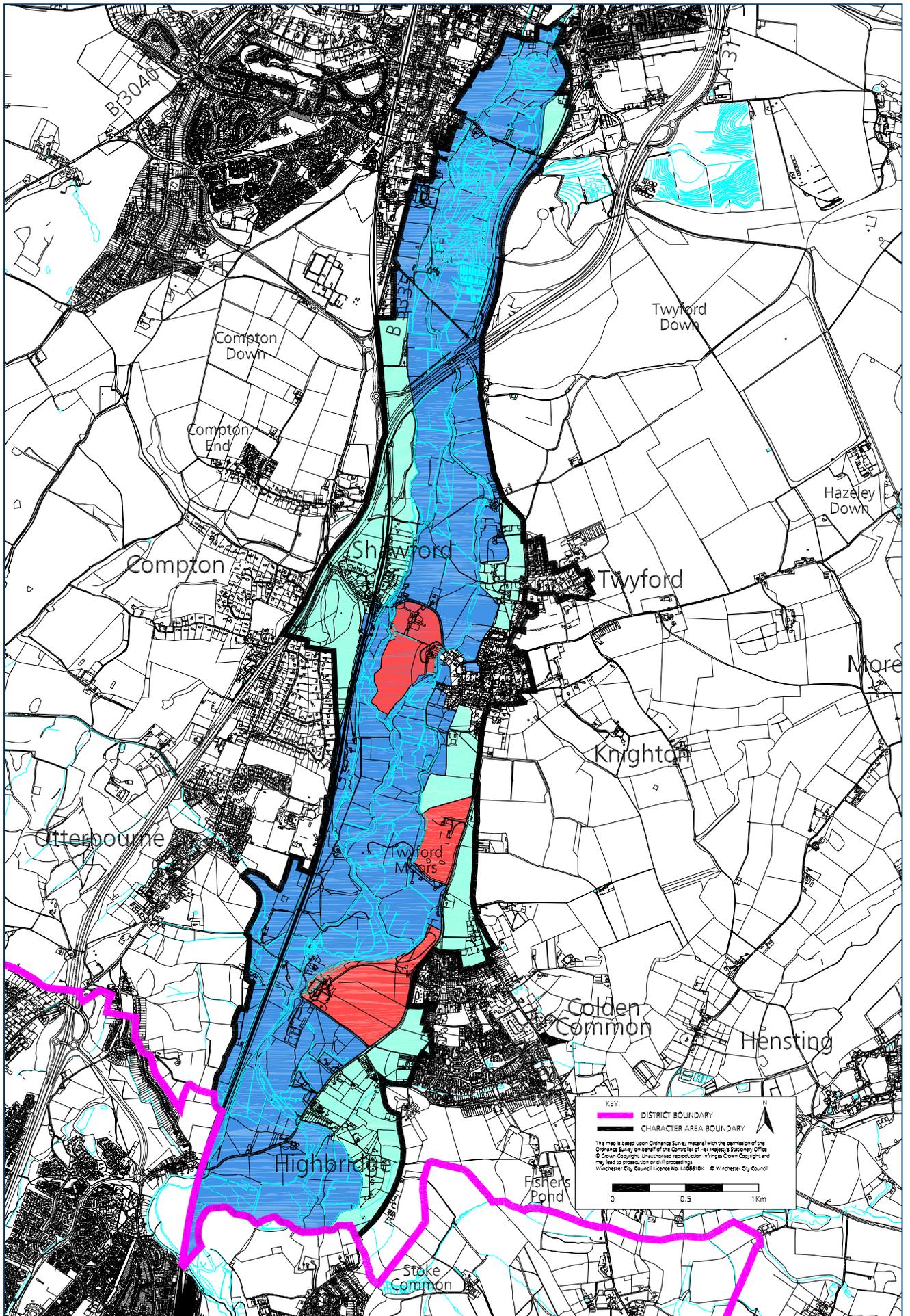
Key Issues

4.117 The key issues for this area are:

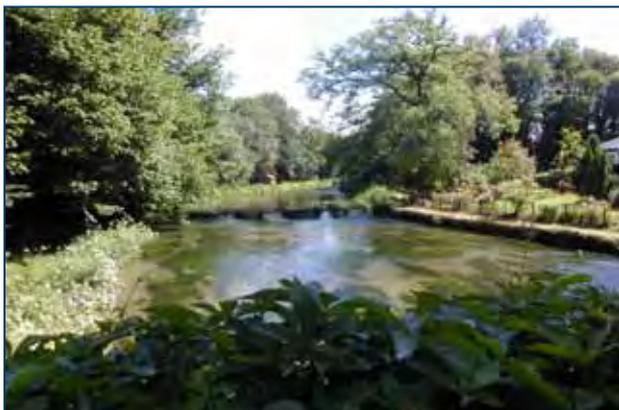
- The erosion of the rural character of Winchester Road through increased levels of residential development
- The number of ecological sites in the area which need to be interconnected
- The distinctively different character between area 7 and 7a



Figure 21. View west from Stroudwood Lane panorama



4.13. Lower Itchen Valley Landscape Character Area



River Itchen at Brambridge Park



Key Characteristics

- Wide flat, low-lying floodplain with gently rising valley sides channel containing river with many meanders and braided sections
- The area includes a transition in the underlying geology, with the northern valley sides lying on chalk and the southern ones lying on clay, with alluvium based soils in the valley floodplain.
- The alluvium-based soils in the valley floor have provided for both improved and unimproved nutrient rich pasture for sheep, cattle and more latterly horse grazing.
- A well treed character, particularly in association with historic parkland. Individual specimens and belts of trees are commonly located along the river and its tributaries and on the valley sides.
- A fairly irregular field pattern largely made up of paddocks and pasture resulting from the enclosure of historic water meadows.
- Historic features associated with the presence of the river and the Itchen Navigation include water mills, locks, carriers and drains from the flood meadow system and historic parks such as Brambridge Park and Shawford Park.
- Habitats of national and European ecological importance including the clear alkaline river, fen/carr/swamp/reedbed, unimproved neutral

grassland, calcareous grassland, standing open water, ephemeral headwaters and ancient semi-natural woodlands. The watercourse and banks are designated as a SSSI and the watercourse has also been designated as a cSAC. Unimproved neutral grassland at Shawford Down is designated as a SIN.

- An enclosed and sheltered feel, in stark contrast to the open arable landscape to the east and west of the character area.
- Important landmark buildings and views such as St Cross Hospital and Twyford Church and the view from Shawford Down across the river valley to Twyford. This landscape provides the immediate setting for Winchester.
- The river valley provides a transport corridor and includes several 'B' roads, a main line rail line, numerous footpaths including the Itchen Way and the historic course of the Itchen Navigation. In particular, the Hockley viaduct is an important landmark.
- Valley side settlements include Twyford, a nucleated settlement that developed at a river crossing point and Shawford, a village which developed in Victorian times with the advent of the railway station.

Landscape Types within the Area

River Valley Side River Valley Floor
Historic Parkland

Settlement Types within the Area

Chalk River Valley Victorian Railway

Location and Boundaries

The Lower Itchen Valley Character Area lies to the south of Winchester. It starts within the built up area of the City and extends in a linear form southward, towards the district boundary with Eastleigh Borough

Council. The character area is strongly defined by the topography of the river valley and its boundaries are formed by its visual envelope, which often coincides with the M3 Motorway and the B3335 and the built edge of Colden Common and South Down.

Formative Influences

The character of this area has been strongly influenced by the presence of the river, which has resulted in a mixed landscape of pasture, settlements and woodlands set within a varying topography. To the north of the area, the underlying chalk geology has allowed the development of a meandering river set

within a relatively wide, open, flat flood plain with steep valley sides. Further south, however, between Otterbourne and Colden Common, the underlying clays have resulted in a more enclosed landscape with more trees but much shallower valley sides, rising almost imperceptibly in places, for example along Kiln Lane.

The landscape has also been influenced by its historical use. From post-medieval times, in particular between 1650 and 1850, the flood plain would have been used as water meadows. These were periodically flooded, to allow the nutrient rich waters to fertilise and warm the land, to provide rich alluvium soils. With the introduction of new farming techniques in the mid 19th Century, such as chemical fertilisers, water meadows fell into decline and only a few survive in tact, such as those to the West of St Catherine's Hill and south of Lords Wood. The pattern of the landscape is still evident today in features such as the head mains, carriers, drains, ridge and furrow earthworks and weirs. Many of today's paddocks and pastures are a result of the enclosure of meadows and other pastures along the valley floor.

Landscape & Settlement Description

The character area comprises a wide flat river valley flood plain and valley sides. The River Itchen is distinctly meandering within this area and has many tributaries. The valley floor and sides provide a setting for historic parks including Shawford Park and Brambridge Park on the valley floor and Twyford Moors and Twyford Lodge along the valley side. Although there are numerous settlements close to the area only two settlements, Twyford and Shawford, are directly related physically and historically to the river, which has provided both a source of energy for water mills as well as a suitable river crossing point. The village of Twyford is a typical chalk valley side settlement, having originated in Anglo Saxon times and the river has made a considerable contribution to its economy. The Domesday book lists four flour mills in Twyford and together with fishing rights and tolls, these were an important source of income. The character of Shawford has been more influenced by the railway and although the village originated in early medieval times it has particularly developed since the construction of its railway station in Victorian times.

The river valley corridor is important for transport routes and includes the Southampton-London railway line along its western valley side, the B3335 road on its eastern side and the canal, the 'Itchen Navigation', which functioned until the mid 19th Century. It is also a popular amenity for walkers, with numerous footpaths including the 'Itchen Way', which follows the canal tow path for most of its course from Winchester to Southampton.

The landscape character area is of significant ecological importance, both for its aquatic species and its unimproved chalk grassland, such as at Shawford Down. The Itchen has been identified as a candidate Special Area for Conservation (cSAC), as it is considered to be one of the best examples of a chalk

river habitat in Europe. As such it is protected by the 1994 Habitats Regulations. Winchester District Council is the authority which administers these regulations in respect of most planning applications. The Council is therefore responsible to the UK government, and ultimately the European Council for the conservation of the Itchen at favourable conservation status. English Nature is the statutory authority that is required to provide advice on the implications of this legislation.

Key Issues

- Maintenance of the Itchen cSAC favourable conservation status
- Pollution of river water from agricultural chemicals (including watercress farms)
- Silt deposition in the river as a result of the ploughing of permanent pasture
- Potential impacts of development on the cSAC
- Under-management of the Itchen Navigation
- Loss of meadows and lack of appropriate management of unimproved neutral grassland.
- Under-management of historic parkland trees
- Loss of parkland pasture
- Suburbanisation and loss of tranquillity within the character area
- Visual intrusion of detractors such as pylons, paddock fencing, and industrial buildings
- Fragmentation and neglect of hedgerows and wet woodlands
- Artificial changes to river course
- Reduction in biodiversity through intensive agricultural practices
- Protection of historic character of settlements
- Decline of the Hockley viaduct
- Water abstraction, treatment and flooding

Landscape Strategies

- Co-ordination of Strategic Environmental Impact Assessment to enable the effects of changes on the integrity of the Itchen cSAC to be taken into account, including co-ordination of river users to feed into the SEA and enable ongoing monitoring of the favourable status of the cSAC.
- Consult English Nature on planning applications, to seek advice on likely significant impacts on the integrity of the cSAC.
- Restore and maintain the Itchen Navigation and its banks.
- Conserve and restore the structure of hedgerows and wet woodland through appropriate management such as thinning, coppicing, replanting and the removal of invasive alien species to retain the existing landscape pattern.

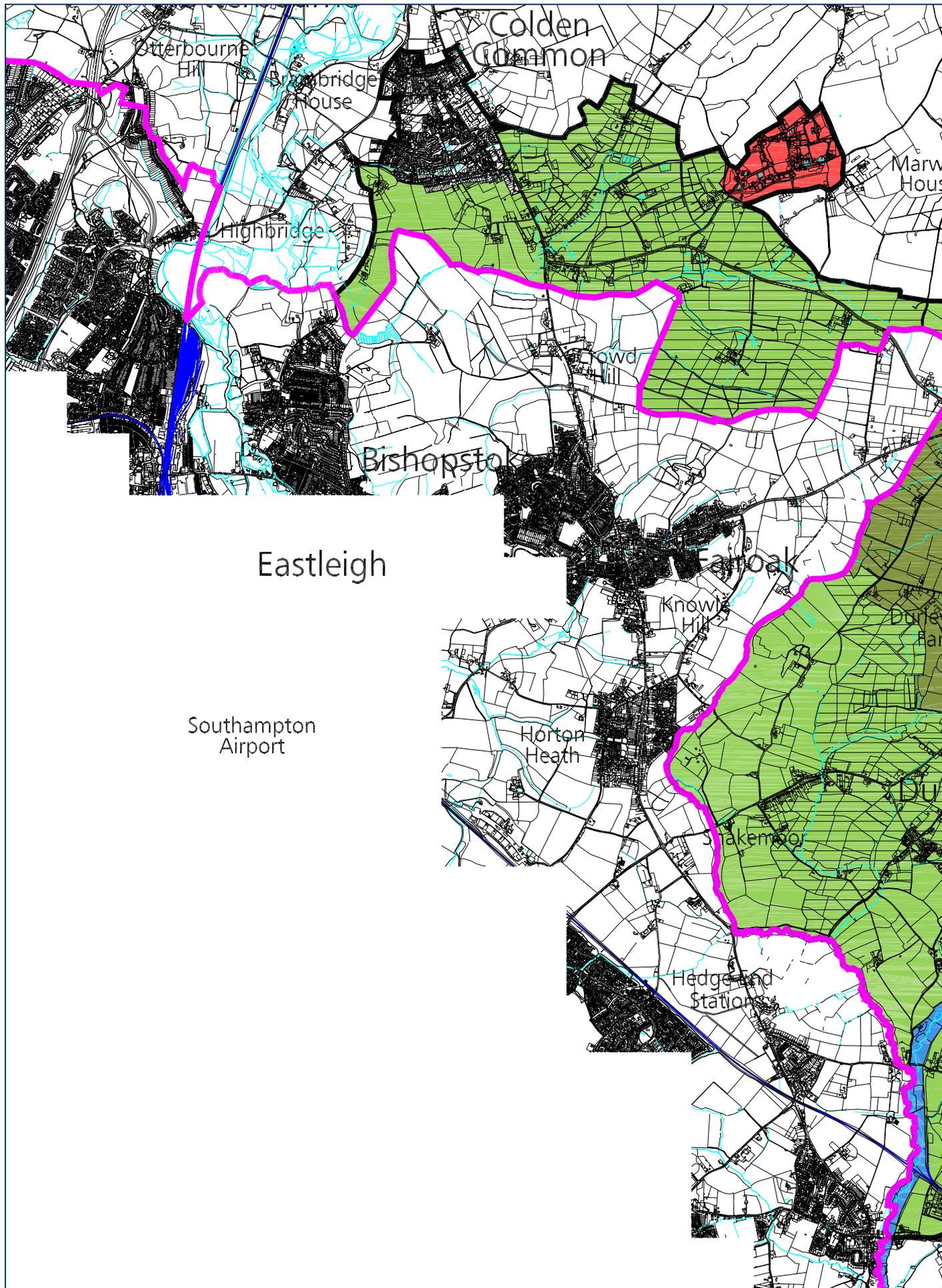
- Replanting should use locally indigenous species, such as ash, willow and poplar on the valley floor and oak and beech on the valley side. This would also be an area suitable for the reintroduction of native black poplar, *Populus nigra*.
- Restore and enhance unimproved neutral grassland through appropriate management, with appropriate grazing uses, and retain as long-term pasture or traditional hay meadows.
- Conserve and enhance water meadows through traditional management and the restoration of head mains, carriers, drains, ridge and furrow earthworks and weirs.
- Conserve the rich bio-diversity associated with the clear spring water.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Itchen and the chalk aquifer.
- Conserve the varied nature of views throughout the area, particularly those of the river.
- Conserve and restore the landscape and built features of the historic parks as appropriate, in particular through continued replacement tree planting, woodland management and the restoration of pasture.

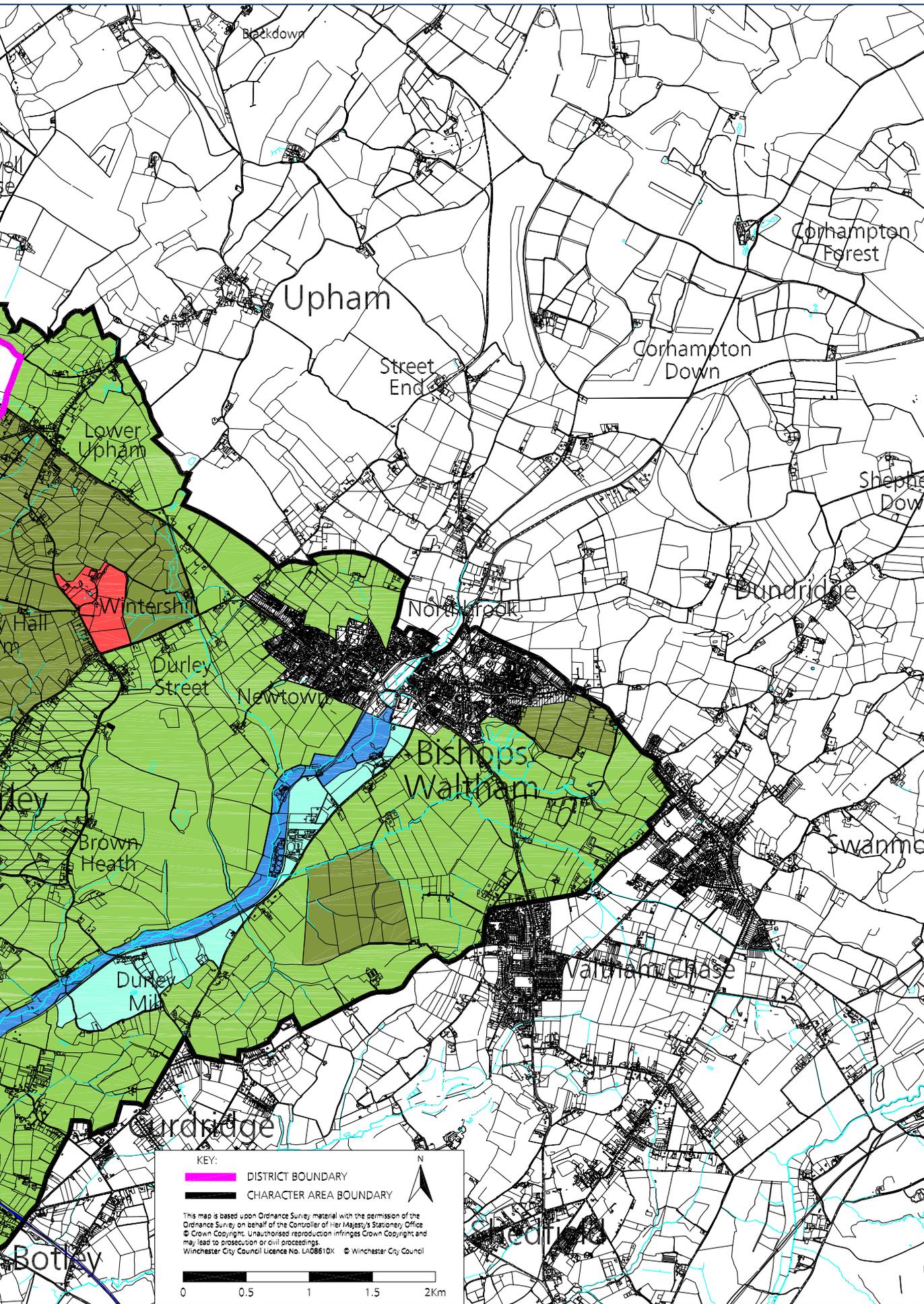
Built Form Strategies

- Conserve the rural character of the landscape and resist development that would result in further suburbanisation of the character area.
- Protect and enhance the rural setting of settlements within the character area, by resisting inappropriate development or development in unsuitable locations.
- Respect the valley side settlement pattern and small scale of the existing development within the character area.
- Encourage the restoration of the Hockely viaduct as an important feature in the landscape
- Conserve local traditional building form and materials such as red brick, white colour-washed brick, flint, clay plain tiles and promote their use in any new development.
- Conserve and restore river-associated features, such as mills and bridges.
- Conserve traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous (with the exception of Yew) hedging, and promote their use in any new development.
- Integrate new development with the surrounding landscape by providing locally indigenous planting, as appropriate.

Key Designations

- **Conservation Areas**
Twyford
- **Scheduled Ancient Monuments**
Moated site at Otterbourne Manor (Mon. No.12055)
Bowl barrow 75m W of Itchen Cottages (Mon. No.12120)
Moated site 300m SE of Compton House (Mon. No.12059)
- **SSSI's**
River Itchen
Braids of the River Itchen SSSI run along the edges of Shawford Park, Twyford Moors House and Brambridge Park.
- **SINC's**
Shawford Down; two non-SSSI channels of the Itchen (not on the HCC list)
- **candidate SAC's**
River Itchen
- **Parks listed in the Hampshire Register of Historic Parks and Gardens**
Brambridge Park, Colden Common (site1797) Pre 1810 Park
Shawford House, Twyford (site 1509) Pre 1810 Park
Twyford Lodge, Twyford (site1582) Pre 1810 Park
Twyford Moors, Twyford (site 1585) Post 1810 Park
- **Countryside Heritage Area**
Itchen Valley





4.23 Durley Claylands Landscape Character Area



Kytes Lane, Durley



Key Characteristics

- Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill.
- Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble
- Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area
- Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland.
- Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common.
- Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted.

- River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors.
- Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries.
- Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks.
- Historic parkland including park pale associated with Marwell Manor and park lug associated with Bishop's Waltham Palace.
- Numerous scattered farms and dwellings centred around Durley, together with the nucleated clay-chalk spring-line settlements of Colden Common and Bishop's Waltham
- Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare.
- Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.

Landscape Types within the Area

Mixed Farmland and Woodland (Open)	Mixed Farmland and Woodland (Enclosed)
Pasture on Clay	River Valley Side
River Valley Floor	Historic Parkland

Settlement types within the Area

Scattered Clay Lowland	Chalk Clay Spring Line
------------------------	------------------------

Location and Boundaries

The Durley Claylands Landscape Character Area is located at the south-western boundary to the district. Its southern border is formed by the district boundary with Eastleigh Borough Council. Its northern boundary is formed by the southern edge of the chalk South Downs. The Itchen Valley forms its western boundary, and the smallholdings and heath of Shedfield and Curdridge abut its eastern boundary.

Formative Influences

The geology of this area consists of a series of parallel bands of underlying sands and clays, from Reading beds (mottled clay and sand) in the north-west, to London clay, Lower Bagshot sand and Bracklesham Beds (sand & loam). The relationship of the clay with the adjacent chalk to the north, has resulted in a series of springs along this boundary, together with a network of small streams, ditches, and ponds running through the character area. As well as influencing the vegetation of the area, with its rich pastures and oak woodland, the geology and hydrology of the area has also resulted in a relatively large number of farms and scattered houses throughout the area, as well as the larger settlements of Colden Common and Bishop's Waltham, which have developed on the spring-line.

The area has probably been settled since the Stone Age, with evidence of a flint working site, Bronze Age barrows and Roman coins, tiles and kilns found in the area. The influence of the land ownership of the Bishop of Winchester since Saxon times is also evident in the park lug to the south of Bishop's Waltham, as well as the Bishop's Palace. In more recent times, the clay geology has supported a thriving brick-making industry in Bishop's Waltham and Colden Common, evident in names such as Kiln Lane, Brickmakers Lane and Claylands Road.

Landscape & Settlement Description

This is an area with a varied rural landscape. It consists of both arable and pasture agricultural land together bounded by strong hedgerows and scattered areas of woodland. The gently undulating nature of its topography and its narrow sunken lanes contributes to its remote, historic feel. The predominantly clay geology has resulted in numerous streams, ponds and springs, including the upper reaches of the Hamble. This narrow secluded valley is associated with the disused Bishop's Waltham-Botley railway line together with the historic Durley Mill.

The clay supports a high predominance of oak and ash tree species, both in hedgerows and woodland. Some areas of woodland are ancient, the most extensive being Brokes Copse. The long history of settlement and the relatively early enclosure of some of the fields in this area mean that hedgerows often contain a wide variety of species and boundaries are often irregular, predating times when they would have been carefully surveyed. In areas of later enclosure to the south of Lower Upham however, the landscape character is associated with formal parliamentary enclosure. Here, the fields are predominantly pasture, with straight clipped hedgerows and regularly spaced oak trees. The lanes are also generally straighter and bounded by relatively wide grass verges.

Compared to other rural areas in the district the character area is relatively well settled, consisting of numerous farms and the loosely connected dwellings of Durley and Durley Street, as well as the larger nucleated settlements of Bishop's Waltham and Colden Common. These would have developed at the

water sources provided by the local springs and wells and subsequently evolved due to the rich resources provided by the surrounding woodland and farmland. Settlement in the area has continued to evolve from medieval times, covering a wide history of dwelling types and patterns, from the medieval core of Bishop's Waltham and Durley through to the 19th century development of New Town, and Colden Common and Durley Street. The 20th century has also seen more infill development in these areas, with Colden Common and Bishop's Waltham evolving as commuter settlements.

Buildings from the C16th are often timber-framed, with brick or wattle and daub infill. Brick is generally red, but may be painted or vitrified. Roofing generally consists of clay tiles, although some thatched cottages are present in Durley. Victorian housing is generally brick with slate. Occasional buildings in Durley are also roofed with corrugated iron. Buildings dating from the 20th century are generally constructed of mass produced brick and tiles.

Key Issues

- Loss and poor management of hedgerows and woodlands.
- Suburbanisation and urban fringe encroachment.
- Ecological impact of golf courses.
- Visual intrusion of pylon lines.
- Improvement of grass through fertiliser and herbicide use.
- Impact of pony paddock fencing on historic field patterns.
- Intrusive agricultural and industrial buildings and untidy peripheral areas.
- Protection of water courses from pollution and siltation arising from intensive agricultural practices.

Landscape Strategies

- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting and ride and edge management. Replanting should use locally indigenous species and invasive alien species should be removed. In particular, appropriate management of semi-natural ancient woodland should be encouraged through Forestry Authority grants
- Protect and conserve hedgerows through appropriate management. Where hedgerows have been lost or have gaps, they should be replanted, to retain the existing landscape pattern. Additional hedgerow trees should be replanted where existing trees have been lost or are over mature.
- Conserve the varied open and enclosed views throughout the area.
- Encourage environmentally and economically

sustainable agricultural practices, to minimise chemical run-off, which could lead to the pollution of the River Hamble and reduce biodiversity.

- Protect grasslands of ecological interest by enforcement of planning policies and support for Countryside Stewardship

Built Form Strategies

- Conserve the nucleated form of Colden Common and Bishop's Waltham.
- Conserve the scattered pattern of rural farm settlements
- Respect the small-scale nature of existing dwellings.
- Integrate new development into the well-treed rural setting through careful siting and the appropriate use of locally indigenous tree and hedge planting.
- Conserve and promote the use of traditional building materials such as red brick, painted brick, vitrified brick, clay tiles and slate in any new development. Buildings utilising corrugated iron and thatch should also be conserved.
- Conserve existing and promote the use of traditional rural boundaries including palisade fencing, brick walls and hedgerows in any new development.

Key Designations

- **Conservation Areas**

Bishop's Waltham

- **Scheduled Ancient Monuments**

Bishop's Palace and associated fishponds, Bishop's Waltham (Mon. No. 26721)

Park pale at Marwell, 400m W of Marwell Manor (Mon. No. 20068)

Park pale at Marwell, 250m NW of Marwell Manor (Mon. No. 20069)

Moated site at Marwell Manor (Mon. No. 12054)

Park pale at Marwell, SE of Cowleaze Copse (Mon. No. 20070)

Park pale at Marwell, N of Thistle Ridge Farm (Mon. No. 20071)

- **SSSI's**

The Moors, Bishop's Waltham

- **SINC's**

Snakemoor Farm Meadow; Durley Copse; Ford Lake Meadows (A & B); Parkers Copse / Fir Plantation/ Greenwood; Durley Mill Copse; Wangfield Copse (part); Upham Copse; Taylors Copse; Blacknells Brickworks; Colden Common Wood & Blacknells Copse; Main Road Meadow, Colden Common; Fishers Pond Wood; Park Copse (part); Cowleaze Copse; Parkhills Copse (part); Deeps Copse / Deeps Bushes Copse; Lower Upham Meadow; Cawtes Copse; Bushy Copse; Brokes Gully South; Mount Folly Copse (1 & 2); Little Gold Copse; Calcot Plantation; Great Gold Copse; Deoryle Wood (Gunners / Brokes Copses); Mincingfield Copse; Redlands Copse; Claylands; Suetts Farm Meadow; Alexanders Moors; Foxburrow Copse; Railway Copse; Durley Roughett; Calcot Farm Meadow 1 & 2; Calcot Row; Meadow on R. Hamble, Wangfield Lane; The Moors Meadows; Hoe Lane Meadow; Alma Meadows (north & south); Durley Hall Meadow (not on HCC list); Kimbers Copse; Hurst Wood / Pound Copse. Wangfield Copse; Upper Pond, Bishops Waltham.

- **Parks listed within the Hampshire Register of Parks & Gardens**

Greenwood Farm (site 1524) Post 1810 Park

Oakmoor House (site 1525) Post 1810 Park

Bishop's Waltham Palace and Palace House (site 1503) Deer Park

Wintershill Hall (site 1589) Post 1810 Park

- **Local Nature Reserves**

The Moors, Bishop's Waltham

Appendix 5

Visual Assessment Data Sheets

Data Sheet V1 - Visual Effects – Viewpoint 1

Viewpoint location:	Pitmore Road		
OS Grid reference:	446013,121227	Figure number:	DD159_VP01_A & DD159_VP01_B
Direction of view (panorama centre):	200°	Distance to the nearest application site boundary:	80m

Context and current view

Viewpoint 1 is taken from Pitmore Road. The nearest application site boundary is at the proposed junction with B3335, approximately 80m down the road in the centre of the view. The view is suburban in nature with a mix of roads, dwellings, bungalows and street furniture which dominate its character. Long distance views are predominantly screened by urban development, however, there are glimpsed long distance views towards wooded hills at Stoke Common. The skyline is complex and created by a mix of trees, shrubs and manmade elements, including large electricity pylons. The isolated part of the application site for the proposed road link between B3335 and A335 is located behind the buildings to the right. The main body of the application site is located on River Itchen lowlands which are screened by landform and buildings to the left.

The view is experienced predominantly by road users, including motorists and pedestrians. Similar but oblique views are available to occupiers of a small number of residential properties along the road. Attention of viewers at this suburban viewpoint is not focussed on the wider landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V2 - Visual Effects – Viewpoint 2

Viewpoint location:	PRoW no. 2b (footpath) south of Wardle Rd		
OS Grid reference:	446982,121314	Figure number:	DD159_VP01_A & DD159_VP01_B
Direction of view (panorama centre):	215°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 2 is taken from a PRoW south of Wardle Rd, on the edge of the application site, which is clearly visible in the foreground. The view is rural in nature. Wetlands associated with the River Itchen dominate the view and create its character. Highbridge Farm buildings (outside the site) and large electricity pylons punctuating the skyline are the main man-made elements in this view. Breach Sling Copse on elevated topography forms the backdrop for the wetlands in the foreground. The PRoW meanders through the wetlands towards the Breach Sling Copse to disappear among wetland shrubs and trees. Lord's Wood is visible to the left.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V3 - Visual Effects – Viewpoint 3

Viewpoint location:	PRoW no. 5 (footpath) north of Wardle Rd		
OS Grid reference:	447125,121495	Figure number:	DD159_VP02_A & DD159_VP02_B
Direction of view (panorama centre):	140° & 295°	Distance to the nearest application site boundary:	1m

Context and current view

Viewpoint 3 is taken from a PRoW north of Wardle Rd. The panorama is split into two parts on the relevant figure due to its wide view angle. The first part, Panorama 3A illustrates the view in the south-east direction, which is enclosed by vegetation and landform which are located within the site and obscure any distant views. Looking west, the view opens up, as shown on Viewpoint 3B, and the application site is glimpsed through a gap in a hedgerow. Further to the right, a large, flat grazing field is clearly visible in the foreground. The application site is a grazing field and residential properties along Wardle Rd can be seen behind it. The view is rural in nature with some development along Highbridge Road.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V4 - Visual Effects – Viewpoint 4

Viewpoint location:	Stoke Common Rd / Pendula Way		
OS Grid reference:	447156,120230	Figure number:	DD159_VP03_A & DD159_VP03_B
Direction of view (panorama centre):	145°	Distance to the nearest application site boundary:	90m

Context and current view

Viewpoint 4 is taken from Stoke Common Road near its crossing with Pendula Way. The application site covers the elevated woodland area visible behind the residential dwellings along Pendula Way. Dense hedgerows and fences along both roads provide enclosure. The view is suburban in nature and there is no visibility towards the wider countryside due to the rolling topography and man-made and natural land cover.

The view is experienced predominantly by road users, including motorists and pedestrians. Similar are available to occupiers of a limited number of residential properties along the road. Attention of viewers at this viewpoint is not focussed on the wider landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V5 - Visual Effects – Viewpoint 5

Viewpoint location:	PRoW no. 21 (footpath) west of Nob's Crook		
OS Grid reference:	448258,121145	Figure number:	DD159_VP03_A & DD159_VP03_B
Direction of view (panorama centre):	195°	Distance to the nearest application site boundary:	170m

Context and current view

Viewpoint 5 is taken from a PRoW west of Leylands Business Park. The application site boundary crosses half way through the open grassland in the foreground and extends into the countryside beyond. The view has a strong and pleasant rural character. It is composed of large open grazing fields divided by low hedgerows with hedgerow trees, and by woodland areas (in particular Hill Copse, Upperbarn Copse and Stoke Park Wood) on elevated ground creating a vegetated backdrop to the farmland. Trees on lower ground provide some screening to the fields. The skyline is dominated by woodlands. Large electricity pylons are a distracting feature and punctuate the skyline. Leylands Business Park and surrounding buildings are visible to the left.

The view is experienced predominantly by recreational walkers. Similar views are available to occupiers of Leylands Business Park residential properties. Attention of viewers at this viewpoint, including residential receptors, is focussed on the surrounding landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V6 - Visual Effects – Viewpoint 6

Viewpoint location:	PRoW no. 24 (footpath) south of Upperbarn Copse		
OS Grid reference:	448393,119935	Figure number:	DD159_VP04_A & DD159_VP04_B
Direction of view (panorama centre):	220°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 6 is taken from a PRoW no 24. south of Upperbarn Copse looking south west. The viewpoint is on a crossing with bridleway no. 729 which runs north – south towards Stoke Park Wood. The application site occupies the entire field up to the Stoke Park Wood in the background, which forms the skyline. This simple view has a strong and pleasant rural character and is almost devoid of built elements apart from an electricity line on wooden posts running across the field and low post and wire fencing along field boundaries. Topography of the field restricts views towards more distant parts of the site as it descends towards Stoke Park Wood approximately from the centre of the field.

The view is experienced by recreational walkers and horse riders.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V7 - Visual Effects – Viewpoint 7

Viewpoint location:	PRoW no. 26 (footpath) east of Upperbarn Copse		
OS Grid reference:	448449,120458	Figure number:	DD159_VP04_A & DD159_VP04_B
Direction of view (panorama centre):	40°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 7 is taken from a PRoW east of Upperbarn Copse looking north east. The application site occupies the entire field up to the Hill Copse in the mid ground, which forms much of the skyline. Views beyond, towards ribbon development along Winchester Road are screened by rolling topography and woodlands. Only glimpsed views of the existing development are possible. Several mature trees are a notable feature within the application site. This simple view has a strong and pleasant rural character and is almost devoid of built elements.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V8 - Visual Effects – Viewpoint 8

Viewpoint location:	Winchester Rd (B3354), Fisher's Pond		
OS Grid reference:	448832,120797	Figure number:	DD159_VP05_A & DD159_VP05_B
Direction of view (panorama centre):	290°	Distance to the nearest application site boundary:	8m

Context and current view

Viewpoint 8 is taken from Winchester Road in Fisher's Pond. The foreground is formed by a road with a low hedgerow and wooden fence. Beyond extends farmlands with fields delineated by low hedgerows and trees, which often punctuate the skyline. Hill Copse and Upperbarn Copse, visible to the left, are an important landscape feature, which together with a small woodland belt wrapping around the development to the right of the view, frame the farmland in the centre. The application site occupies the majority of farmland within the view, including Hill Copse. Skyline is wooded and occasionally punctuated by electricity pylons and wooden poles. The topography is rolling and screens distant views on peripheries of this panorama, however, views towards the centre are long. The view has a rural character broken only by the busy road in the foreground.

The view is experienced predominantly by road users, including motorists and pedestrians. Similar views are available to occupiers of residential properties along Winchester Road. Attention of viewers at this viewpoint, including residential receptors, is partially focussed on the surrounding landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V9 - Visual Effects – Viewpoint 9

Viewpoint location:	Winchester Rd (B3354), Crowdhill		
OS Grid reference:	449032,120021	Figure number:	DD159_VP05_A & DD159_VP05_B
Direction of view (panorama centre):	250°	Distance to the nearest application site boundary:	8m

Context and current view

Viewpoint 9 is taken from Winchester Road in Crowdhill. The foreground is formed by a road with a low hedgerow and wooden fence. The application site covers all area beyond, which comprises grassed fields delineated by hedgerows with trees and woodland area in the background. A pub building and residential properties are visible to the left and right of the view, respectively. While the viewpoint is located in a built-up context, the presence of a green open space softens the urban fringe character. Skyline is vegetated and the view is enclosed due to land cover.

The view is experienced predominantly by road users, including motorists and pedestrians. Similar views are available to occupiers of residential properties along Winchester Road. Attention of viewers at this viewpoint, including residential receptors, is partially focussed on the surrounding landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V10 - Visual Effects – Viewpoint 10

Viewpoint location:	Fair Oak public open space		
OS Grid reference:	449048,118703	Figure number:	DD159_VP06_A & DD159_VP06_B
Direction of view (panorama centre):	100°	Distance to the nearest application site boundary:	350m

Context and current view

Viewpoint 10 is taken from a public recreation ground in Fair Oak, looking east. The view has a suburban nature due to visibility of a large built-up area, emphasised by undulating topography. While the recreation ground itself dominates the foreground, the built-up area is dominant in the middle ground. The skyline is complex with a mix of rooftops and distant woodland areas on elevated ground. The application site is glimpsed through rooftops and is not apparent.

The view is experienced predominantly by users of the recreation ground. Similar views (many oblique) are available to occupiers of residential properties around the recreation ground. Attention of viewers at this viewpoint, including residential receptors, is not focussed on the wider landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V11 - Visual Effects – Viewpoint 11

Viewpoint location:	Fair Oak, Witt Rd		
OS Grid reference:	449226,118997	Figure number:	DD159_VP06_A & DD159_VP06_B
Direction of view (panorama centre):	30°	Distance to the nearest application site boundary:	120m

Context and current view

Viewpoint 11 is taken from Witt Road in Fair Oak, looking north east. The view is suburban in nature with semi-detached dwellings dominating the streetscape and framing views towards the application site which covers the farmland in the background of the view. The small visible part of the application site contrasts with the streetscape and is a minor element in the view, which is dominated by the suburban development. Skyline is created predominantly by rooftops and to a much lesser extent by a distant wooded ridgeline.

The view is experienced predominantly by road users, including motorists and pedestrians. Similar but oblique views are available to occupiers of residential properties around the recreation ground. Attention of viewers at this viewpoint, including residential receptors, is not focussed on the landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V12 - Visual Effects – Viewpoint 12

Viewpoint location:	PRoW no. 23 (bridleway) south of Park Hills Wood		
OS Grid reference:	450887,119687	Figure number:	DD159_VP07_A & DD159_VP07_B
Direction of view (panorama centre):	170°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 12 is taken from a PRoW south of Park Hills Wood. The footpath runs adjacent to the wood. The view has a strong and pleasant rural character and is almost devoid of man-made elements. The application site is open and covers the entire area of visible farmland. The key features in this view are grazing fields and hedgerows with mature oak trees, which are distinctive elements punctuating the skyline.

The view is experienced by recreational walkers and horse riders.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V13 - Visual Effects – Viewpoint 13

Viewpoint location:	PRoW no. 20 (footpath) - Hall Lands Lane		
OS Grid reference:	450206,119346	Figure number:	DD159_VP07_A & DD159_VP07_B
Direction of view (panorama centre):	130°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 13 is taken from Hall Lands Lane, looking south east. The application site occupies the entire view, which is dominated by a large grazing field. Hedgerow along Hall Lands Lane frames this simple rural view. The field itself screens most distant views as the topography starts descending away from the viewpoint. Tippers Copse is visible to the left. To the right, buildings near Pembers Hill Farm are visible.

The view is experienced by recreational walkers and other road users.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V14 - Visual Effects – Viewpoint 14

Viewpoint location:	Stroudwood Lane		
OS Grid reference:	451403,119561	Figure number:	DD159_VP08_A & DD159_VP08_B
Direction of view (panorama centre):	280°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 14 is taken from Stroudwood Lane, looking west. The view is rural in nature with some distracting elements such as large electricity pylons and agricultural buildings and sheds. The application site occupies the entire area of very gently undulating farmland used for grazing with small paddocks separated by post and wire fence. Whilst the fields are large and open, hedgerow trees and woodland areas in the background create a vegetated skyline and foreshorten the view.

The view is experienced by road users, including motorists and pedestrians.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as low.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V15 - Visual Effects – Viewpoint 15

Viewpoint location:	PRoW no. 18 (footpath) near Alma Lane		
OS Grid reference:	451405,118528	Figure number:	DD159_VP08_A & DD159_VP08_B
Direction of view (panorama centre):	280°	Distance to the nearest application site boundary:	100m

Context and current view

Viewpoint 15 is taken from a PRoW near Alma Lane. The view has a strong and pleasant rural character and is almost devoid of man-made elements. The foreground is occupied by a medium-sized grazing field. The application site (golf course) is located behind a hedgerow in the mid ground and includes Moplands Copse in the centre of the view. Hedgerow trees and the woodland copse provide a good degree of screening of lower topography within the site and distant views. The skyline is vegetated and has no man-made elements.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V16 - Visual Effects – Viewpoint 16

Viewpoint location:	Durley Hill Lane, Oakdale Farm		
OS Grid reference:	451765,118269	Figure number:	DD159_VP09_A & DD159_VP09_B
Direction of view (panorama centre):	320°	Distance to the nearest application site boundary:	520m

Context and current view

Viewpoint 16 was taken from Durley Hill Lane at Oakdale Farm, looking north west. The viewpoint is located on higher topography in relation to the application site, which is glimpsed through vegetation in the distance. The view has rural character created by grazing fields separated by low, trimmed hedgerows and by substantial tree cover which is apparent due to topography. Skyline is vegetated and there are very few distracting elements within the view. Wooden poles punctuate it. A group of mature hedgerow trees is a notable feature to the right. The view is experienced by recreational walkers, road users and residents of Oakdale Farm.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V17 - Visual Effects – Viewpoint 17

Viewpoint location:	Lower Upham		
OS Grid reference:	452292,119571	Figure number:	DD159_VP09_A & DD159_VP09_B
Direction of view (panorama centre):	240°	Distance to the nearest application site boundary:	790m

Context and current view

Viewpoint 17 is taken from Lower Upham near The Alma pub, looking south west. It is located near a crossing of two B-roads and two rural lanes. The character of the view is influenced by the surrounding buildings and roads. Buildings and vegetation on predominantly flat topography provide a degree of enclosure. Long distance views are obscured by land cover on flat topography. There are several disruptive elements in the view, such as road signs, wooden electricity poles and pylons. The skyline created by rooftops, vegetation vertical man-made features and is complex. The application site is screened, even in winter, by the dense vegetation and buildings.

The view is experienced by road users, including pedestrians and motorists, and residents of adjacent properties.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V18 - Visual Effects – Viewpoint 18

Viewpoint location:	PRoW no. 15 (footpath) in Upham, Pilgrims' Trail		
OS Grid reference:	453655,120749	Figure number:	DD159_VP10_A & DD159_VP10_B
Direction of view (panorama centre):	290°	Distance to the nearest application site boundary:	2480m

Context and current view

Viewpoint 18 is taken from a PRoW (Pilgrims' Trail) in Upham. The application site is screened by vegetation on field boundaries and by landform. The view has a strong and pleasant rural character. It is composed of large open arable fields, hedgerows and woodland areas in the far distance. Hedgerow trees punctuate the skyline. The view is open and simple in nature. The skyline is created by tree cover. Small wooden electricity poles are visible within the agricultural field in the foreground. To the left, glimpses of Upham residential dwellings are available.

In the vicinity of the viewpoint there are no sources of obtrusive light. The only visible light sources nearby are lights from the residential dwellings in Upham, however, they are barely visible. While there are no significant sources of light in the vicinity of the viewpoint, there is a significant amount of light pollution from urban areas to the south and south west. Southampton airport is a particularly strong source of light pollution.

The view is experienced by recreational walkers within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V19 - Visual Effects – Viewpoint 19

Viewpoint location:	PRoW no. 32 (restricted byway) east of Sladford's Copse, Pilgrims' Trail		
OS Grid reference:	452333,121350	Figure number:	DD159_VP11_A & DD159_VP11_B
Direction of view (panorama centre):	210°	Distance to the nearest application site boundary:	1900m

Context and current view

Viewpoint 19 is taken from Pilgrims' Trail (PRoW) east of Sladford's Copse. The application site can be glimpsed through hedgerows and trees on field boundaries. The view has a strong and pleasant rural character. It is composed of large open arable fields, hedgerows and woodland areas in the far distance which provide a strong backdrop and contrast to the open landscape of the foreground. Hedgerow trees punctuate the skyline. The view is expansive and simple in nature. The skyline is created by tree cover. There are no intrusive man-made elements in this view. Individual farm buildings and very distant urban areas blend into the tree cover.

The view is experienced by recreational walkers within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V20 - Visual Effects – Viewpoint 20

Viewpoint location:	PRoW no. 34. south of Sladford's Copse		
OS Grid reference:	451925,121139	Figure number:	DD159_VP11_A & DD159_VP11_B
Direction of view (panorama centre):	175°	Distance to the nearest application site boundary:	1500m

Context and current view

Viewpoint 20 is taken from a PRoW south of Sladford's Copse. The application site is screened by tree cover. The view has a strong and pleasant rural character. It is composed of large open arable fields, hedgerows and woodland areas in the far distance which provide a strong backdrop and contrast to the open, expansive landscape of the foreground. Hedgerow trees punctuate the skyline. Small paddocks are visible in the foreground. To the left, Red Lane lined by hedgerows and mature oaks is a distinctive landscape feature. The skyline is created by tree cover. There are no intrusive man-made elements in this view. Individual farm buildings and very distant urban areas blend into the tree cover.

The view is experienced by recreational walkers within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V21 - Visual Effects – Viewpoint 21

Viewpoint location:	PRoW no. 26 (footpath) east of Upperbarn Copse looking east		
OS Grid reference:	448412,120511	Figure number:	DD159_VP12_A & DD159_VP12_B
Direction of view (panorama centre):	100°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 21 is taken from a PRoW east of Upperbarn Copse looking north east. The application site occupies the entire field within the view, including four mature trees on top of the ridge which punctuate the skyline in this framed view. Long distance views towards ribbon development along Winchester Road and the SDNP are screened by rolling topography and woodlands around the grazing field. This simple view has a strong and pleasant rural character and is devoid of built elements. The view is enclosed due to woodlands.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V22 - Visual Effects – Viewpoint 22

Viewpoint location:	PRoW no. 730 (footpath) adjacent to Stoke Park Wood		
OS Grid reference:	448143,119635	Figure number:	DD159_VP12_A & DD159_VP12_B
Direction of view (panorama centre):	305°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 22 is taken from a PRoW adjacent to Stoke Park Wood looking north west. The application site lies within a large grazing field surrounded by woodland areas and a mature hedgerow to the right. The open field dominates the view and the land gently ascends towards Upperbarn Copse, where the ridge obscures views beyond. The view is framed by mature vegetation. A small post and wire fence is the only man-made feature within the view.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V23 - Visual Effects – Viewpoint 23

Viewpoint location:	PRoW no. 23 (bridleway) south of Park Hills Woods and west of Jamesmead Farm		
OS Grid reference:	449336,119757	Figure number:	DD159_VP13_A & DD159_VP13_B
Direction of view (panorama centre):	30°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 23 is taken from a PRoW (bridleway) adjacent to the site boundary south of Park Hills Woods and in the vicinity of Jamesmead Farm. The foreground of the view is occupied by horse paddocks and grazing fields divided by low post and wire fences and a parkour with adjacent agricultural buildings. The skyline is predominantly vegetated and long distance views can be occasionally glimpsed through dense mature vegetation. The view does not have high scenic value due to the presence and slightly discordant character of built elements (typical of rural fringe) and the lack of natural elements of high scenic value.

The view is experienced by bridleway users: recreational walkers and horse riders.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V24 - Visual Effects – Viewpoint 24

Viewpoint location:	PRoW no. 23 (bridleway) south of Park Hills Woods and north of Hall Lands copse		
OS Grid reference:	450135,119596	Figure number:	DD159_VP13_A & DD159_VP13_B
Direction of view (panorama centre):	180°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 24 is taken from a PRoW (bridleway) adjacent to the site boundary south of Park Hills Woods and north of Hall Lands copse. The woodland adjacent to Hall Lands is visible in the centre of the view across a large grazing field. Low, trimmed hedgerows delineate field boundaries. The skyline is created by vegetation including woodland areas, individual trees on field boundaries and low hedgerows. Glimpsed views to the south are available through vegetation in winter. There are no apparent man-made elements in the view.

The view is experienced by bridleway users: recreational walkers and horse riders.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V25 - Visual Effects – Viewpoint 25

Viewpoint location:	PRoW no. 17 (footpath) running through the East Horton golf course		
OS Grid reference:	451059,118688	Figure number:	DD159_VP14_A & DD159_VP14_B
Direction of view (panorama centre):	320°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 25 is taken from a PRoW running through the East Horton golf course, looking north west. The view illustrates parkland landscape within the south-eastern part of the site currently occupied by a golf course. It comprises managed grassland areas, individual trees, tree belts and rough/tarmac tracks. The presence of trees in the mid ground prevents the majority of long views except glimpses of Park Hills Wood to the right.

The view is experienced by golf course users and recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V26 - Visual Effects – Viewpoint 26

Viewpoint location:	PRoW no. 23 (bridleway) near Lea Cottage		
OS Grid reference:	451372,120141	Figure number:	DD159_VP14_A & DD159_VP14_B
Direction of view (panorama centre):	190°	Distance to the nearest application site boundary:	420m

Context and current view

Viewpoint 26 is taken from a PRoW south of Deeps Copse and near Lea Cottage. The view is through a gap in the hedgerow which dominates the foreground and provides enclosure. Views towards the site are framed and largely obscured by hedgerows and mature trees (predominantly oaks) on field boundaries. An electricity pylon within the site can be seen in the distance. To the far left, Lea Cottage buildings are visible.

The view is experienced by bridleway users: recreational walkers and horse riders.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V27 - Visual Effects – Viewpoint 27

Viewpoint location:	PRoW no. 17 (footpath) crossing Greenwood Lane		
OS Grid reference:	451171,117892	Figure number:	DD159_VP15_A & DD159_VP15_B
Direction of view (panorama centre):	295°	Distance to the nearest application site boundary:	440m

Context and current view

Viewpoint 27 is taken from a PRoW at the edge of Greenwood at the crossing with Greenwood Lane, looking north-west. The foreground is occupied by golf course on rolling topography. Several small trees are planted within the golf course. Due to the presence of a large hedgerow crossing the golf course and screening views northwards only oblique and limited views towards the site are possible. The site is barely visible due to hedgerow screening. The skyline is vegetated with very limited presence of built form, predominantly associated with Knowle Lane Business Park. To the left of the view Greenwood Manor and Durley Copse are clearly visible.

The view is experienced by golf course users and recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V28 - Visual Effects – Viewpoint 28

Viewpoint location:	Portsmouth Road / Hurst Lane		
OS Grid reference:	451048,120624	Figure number:	DD159_VP15_A & DD159_VP15_B
Direction of view (panorama centre):	195°	Distance to the nearest application site boundary:	840m

Context and current view

Viewpoint 28 is taken from Portsmouth Road at a crossing with Hurst Lane. The foreground is formed by a road with a low, gappy hedgerow and shrubs partially screening a large grazing field. Small copses, tree belts, hedgerows and individual trees create a vegetated skyline and, being located on flat topography, completely obscure views towards the site. The view has a rural character broken only by the busy road in the foreground. A large electricity pylon punctuating the skyline in the distance is located within Park Hills Wood immediately to the north of the site. The view is experienced by motorists. Attention of viewers at this viewpoint is only partially focussed on the surrounding landscape.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V29 - Visual Effects – Viewpoint 29

Viewpoint location:	Church Lane		
OS Grid reference:	447779,121514	Figure number:	DD159_VP16_A & DD159_VP16_B
Direction of view (panorama centre):	190°	Distance to the nearest application site boundary:	330m

Context and current view

Viewpoint 29 is taken from Church Lane looking south. The foreground is dominated by a grazing field surrounded by hedgerows with a few hedgerow trees punctuating the skyline. The elevated and north-sloping part of the site immediately to the west of Upperbarn Copse is glimpsed in the distance on the backdrop of Stoke Park Wood. Large electricity pylons located within the site are also visible. Lower parts of the site are obscured by topography and vegetation.

The view is experienced by Church Lane users, including motorists and pedestrians, and similar views are available for the residents of the southern edge of Colden Common.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V30 - Visual Effects – Viewpoint 30

Viewpoint location:	PRoW no. 21 (footpath) east of Bishopstoke Road towards Leyland's Farm		
OS Grid reference:	447473,121110	Figure number:	DD159_VP16_A & DD159_VP16_B
Direction of view (panorama centre):	130°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 30 is taken from a PRoW connecting Bishopstoke Road with Leyland's Farm, within the site. The view is looking east towards a small grazing field enclosed by mature vegetation, which screens any views beyond. There are no man-made features in this small-scale, rural view.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V31 - Visual Effects – Viewpoint 31

Viewpoint location:	PRoW no. 4 (footpath) connecting Bishopstoke Road and Lordswood		
OS Grid reference:	447445,121131	Figure number:	DD159_VP17_A & DD159_VP17_B
Direction of view (panorama centre):	20°	Distance to the nearest application site boundary:	0m

Context and current view

Viewpoint 31 is taken from a PRoW crossing a narrow strip of farmland between Bishopstoke Road and Lordswood. This rural view perceived from the application site itself is predominantly vegetated and composed of grassed fields, hedgerows and small woodland pockets. Residential houses along Lordswood are visible to the left of the view. The land is generally flat with topography slightly rising towards Brambridge. Bishopstoke Road is screened by a hedgerow. There are few man made elements in the view. Hill's Farm buildings are partially visible to the right of the woodland copse in the centre of the view.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V32 - Visual Effects – Viewpoint 32

Viewpoint location:	PRoW no. 1 (footpath) near Bugle Farm		
OS Grid reference:	446899,121727	Figure number:	DD159_VP17_A & DD159_VP17_B
Direction of view (panorama centre):	160°	Distance to the nearest application site boundary:	110m

Context and current view

Viewpoint 32 is taken from a PRoW running north from Highbridge Road towards Bugle Farm and garden centre. The view is rural in nature. Wetlands associated with the River Itchen create the foreground and are enclosed by mature vegetation along Highbridge Road and on field boundaries. An industrial shed (Gracelands), glimpsed through vegetation to the right of the view, and a wooden electricity pole are the only man-made features within the view. The skyline is vegetated, and the landscape is small-scale, with no long-distance views due to vegetation obscuring views on flat topography.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as medium.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V33 - Visual Effects – Viewpoint 33

Viewpoint location:	Itchen Way, PRoW no. 1 (footpath) north of Highbridge Road		
OS Grid reference:	446216,121248	Figure number:	DD159_VP18_A & DD159_VP18_B
Direction of view (panorama centre):	125°	Distance to the nearest application site boundary:	90m

Context and current view

Viewpoint 33 is taken from Itchen Way, north of Highbridge Road looking east south-east. The key features in this view include grazing fields and horse paddocks in the foreground, a strip of vegetation (hedgerow and trees) along Highbridge Road, post and wire fencing, woodland areas in the distance and small residential buildings and agricultural structures to the left of the view. The topography is flat and mature vegetation along Highbridge Road provides a good degree of screening to the site, which lies on the opposite side of the road. Breech Sling Copse on a small hill is visible in the distance and marked by a large electricity pylon located within the site and punctuating the skyline.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V34 - Visual Effects – Viewpoint 34

Viewpoint location:	PRoW no. 20 near Thompson's Lane		
OS Grid reference:	450306,121414	Figure number:	DD159_VP18_A & DD159_VP18_B
Direction of view (panorama centre):	180°	Distance to the nearest application site boundary:	1.8km

Context and current view

Viewpoint 34 is taken from PRoW no. 20 near Thompson's Lane on the edge of South Downs National Park. The view is highly enclosed by roadside vegetation, including woodland areas. There are no views of the site due to dense tree screen and distance.

The view is experienced by recreational walkers and motorists on Thompson's Lane.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V35 - Visual Effects – Viewpoint 35

Viewpoint location:	PRoW no. 52 (restricted byway) near Popes Lane		
OS Grid reference:	452185,120125	Figure number:	DD159_VP19_A & DD159_VP19_B
Direction of view (panorama centre):	250°	Distance to the nearest application site boundary:	890m

Context and current view

Viewpoint 35 is taken from a PRoW adjacent to the South Downs National Park boundary near Popes Lane. This simple and framed view comprises a large arable field and a wooded, regular skyline. A few agricultural buildings associated with Stroutwood Farm are seen on a backdrop of vegetation along Winchester Road. The application site is screened by vegetation.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V36 - Visual Effects – Viewpoint 36

Viewpoint location:	Allan King Way, PRoW no. 16 (footpath), Pilgrims' Trail		
OS Grid reference:	453616,120192	Figure number:	DD159_VP19_A & DD159_VP19_B
Direction of view (panorama centre):	250°	Distance to the nearest application site boundary:	2.56km

Context and current view

Viewpoint 36 is taken from Allan King Way looking south west, within the South Downs National Park. This rural view is composed of agricultural fields (grazing and arable), woodland copses and a few man-made features, such as post and wire fencing and distant dwellings/farms, which are not apparent in the view. Despite relatively high elevation of this viewpoint the site is not visible due to the combination of distance and intervening vegetation.

The view is experienced by recreational walkers.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V37 - Visual Effects – Viewpoint 37

Viewpoint location:	Greenhill Lane, PRow no. 25 (bridleway)		
OS Grid reference:	452938,122321	Figure number:	DD159_VP20_A & DD159_VP20_B
Direction of view (panorama centre):	260°	Distance to the nearest application site boundary:	3.08km

Context and current view

Viewpoint 37 is taken from Greenhill Lane within South Downs National Park. The application site is completely screened by topography and vegetation. The view has a strong and pleasant rural character. It is composed of large open arable fields, a hedgerow in the foreground and woodland areas in the mid ground (Rowhay Wood to the left and Austin's Copse to in the centre) which provide a stark contrast to the open agricultural land. The skyline is created predominantly by tree cover and by arable fields. There are no intrusive man-made elements in this view. In the vicinity of the viewpoint there are no sources of obtrusive light. There is a significant amount of light pollution from urban areas to the south and south west. Southampton airport is a particularly strong source of light pollution. The view is experienced by recreational walkers and horse riders within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V38 - Visual Effects – Viewpoint 38

Viewpoint location:	PRoW no. 30 (footpath), Pilgrims' Trail		
OS Grid reference:	451932,122956	Figure number:	DD159_VP21_A & DD159_VP21_B
Direction of view (panorama centre):	240°	Distance to the nearest application site boundary:	3.18km

Context and current view

Viewpoint 38 is taken from Pilgrim's Trail within the South Downs National Park. This pleasant rural view is dominated by two contrasting features: rolling grazing fields and pockets of woodland and trees. The application site is screened due to topography and vegetation.

The view is experienced by recreational walkers within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Data Sheet V39 - Visual Effects – Viewpoint 39

Viewpoint location:	Watley Lane, PRoW no. 22 (bridleway)		
OS Grid reference:	449718,123054	Figure number:	DD159_VP21_A & DD159_VP21_B
Direction of view (panorama centre):	190°	Distance to the nearest application site boundary:	2.26km

Context and current view

Viewpoint 39 is taken from Watley Lane within the South Downs National Park. The viewpoint is on relatively high elevation compared to the wider landscape but long distance views are partially screened by a thick mature hedgerow along the track. A mix of farmland and woodland on rolling topography create a pleasant and rural character to this view. Views towards the application site are framed, however, the site itself cannot be seen due to heavy woodland cover.

The view is experienced by recreational walkers and horse riders within the South Downs National Park.

Sensitivity of visual receptors

The sensitivity of visual receptors at this viewpoint is assessed as very high.

Construction effects

N/A in baseline report.

Operational Effects Year 1

N/A in baseline report.

Operational Effects Year 15

N/A in baseline report.

Appendix 6

Consultation Emails

From: Harwood, Alice
To: [Michal Nowak](#)
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation
Date: 03 July 2017 17:24:32
Attachments: [image002.png](#)

Michal,

Please find attached marked up viewpoints plan. Apologies for the delay, I have been on leave also.

The viewpoints are marked with letters but these do not relate to the text, it just could be useful for future discussions. I hope it will be straightforward to relate these to previously supplied comments.

Many thanks,

Alice Harwood

From: Michal Nowak [mailto:michal@deacondesign.co.uk]
Sent: 14 June 2017 13:15
To: Harwood, Alice
Cc: Philip Deacon; Tuck, Graham; Waller-Gutierrez, Mark
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Dear Alice,

Thank you for your very helpful response.

I appreciate the time you spent reviewing the viewpoint locations including a site visit. It is essential part of the LVIA process and I am very glad you became involved at such an early stage – it will make our work much easier later on, when we start preparing the planning application.

Firstly, please rest assured that all the viewpoint and technical details you mentioned will be included on the LVIA viewpoint sheets (or in other format - potentially table? – in an appendix to the LVIA). The ‘viewpoint sheets’ you received we produced for consultation purpose only, to agree the viewpoint locations. Once we have received all responses, including Winchester and South Downs (consultation is ongoing) we will then retake all photographs from the agreed viewpoints and present them on LVIA figures meeting all requirements you set out. It is, however, very helpful to receive your list of requirements now, which confirms your expectations.

In terms of paper format I think you are right that presenting the viewpoint panoramas on two facing A3 pages is a good idea. We have been thinking about the same approach. In my experience larger formats are difficult to use in the field and most people print them at A3 anyway (if not A4). Once we have all the photographs I will probably send you a sample of a final viewpoint sheet for one viewpoint to see if we are ‘on the same page’.

I can initially agree with your comment that most locations on PRoWs are visited by receptors of medium or high visual sensitivity, however, our detailed assessment will be undertaken at a later stage. We will assess the magnitude of effects once the masterplan is finalised, which may be several months from now, but you are obviously right that where a viewpoint is adjacent or in close proximity to such a large development, unmitigated impact is likely to be moderate or high. I completely agree that appropriate mitigation and ‘strategic thinking’ are essential and this is reflected in our current approach to the masterplan, which in many areas is very similar to the Council’s approach.

We will visit the additional viewpoint locations you suggested in your response. It all sounds reasonable at the first glance. Thank you also on the detailed comments on viewpoints 7, 13 and 15.

My questions/concerns/comments in response to your email are as follows:

1. I note that you suggested some viewpoints within the site itself. While I appreciate that some PRoWs run on site boundaries and we have viewpoints from them, it is not a usual practice to assess visual effects from receptors within the site itself, as it will be occupied by a development and those locations may simply not exist on completion. The visual impacts for existing receptors within the site itself are more a design issue and while the masterplanners are trying to protect and even enhance the PRoW network, we should avoid viewpoints within the site itself and focus in the assessment on the perception of the site from the surrounding landscape. In many case of viewpoints further into the site it may be even impossible to assess effects as those locations will completely change. After all we will be, inevitably, creating a new landscape character within the site.
2. Viewpoint 7 and 13 - all points noted. As I said before, the LVIA will contain the GPS locations and the panoramas will be presented more clearly and take account of the wireframe baseline image requirements, where necessary.
3. Viewpoint 15 – I suggest we keep the current location as, in my opinion, the viewpoint provides probably the best view of the development from this PRoW. Farther to the north west the existing vegetation along site boundary will provide even

more screening as we come closer and farther to the south east there is another line of vegetation adding to the screening. From this location the development will be still quite well visible (if unmitigated). Please note I am also awaiting Winchester comments on 'their' viewpoints.

4. Initially, I was not sure what you meant by the 'cumulative effects' as in EIA this term is reserved for effects with other similar developments and your note did not refer to any of these but then I realised that you probably meant assessing impacts on entire groups of receptors or the entire PRoW network rather than just from individual viewpoints. I assure you this will happen – while most viewpoints are 'representative' to a degree and give a reasonable representation of various impacts, in case of such large sites we must take account of our impressions while walking also on other PRoWs surrounding the proposed development that are likely to be affected. The assessment should be set in the context of the wider impact on the GI network. Please correct me if I have misunderstood.

One last request – could you mark up the attached A3 viewpoint location plan and add the approximate locations of the suggested viewpoints to avoid any doubt?

Thank you again and I will call you soon to discuss the above over the phone.

Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



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From: Harwood, Alice [<mailto:Alice.Harwood@eastleigh.gov.uk>]
Sent: 13 June 2017 18:34
To: Michal Nowak <michal@deacondesign.co.uk>
Cc: Philip Deacon <phil@deacondesign.co.uk>; Tuck, Graham <Graham.Tuck@eastleigh.gov.uk>; Waller-Gutierrez, Mark <Mark.Waller-Gutierrez@eastleigh.gov.uk>
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Michal,

Please find below my comment with regard the selected viewpoints following my site visit. Happy to discuss over the phone, or I can set up a meeting to discuss in person.

Thank you,

Alice

General points

-

1. All final viewpoint photographs should have the following data recorded and presented alongside:
 - The date the photograph was taken;

- The direction of View;
 - The OS grid ref
 - The elevation
 - The height about ground that the photo was taken from
 - The lens focal length and horizontal field of view
2. Additional viewpoints will be needed for the proposed road alignment, either to explore options or when the route is fixed.
 3. Whilst it is acknowledged that viewpoints are not intended to be exhaustive and are instead representative of the site and context, the landscape is relatively enclosed, with medium scale views available from a high number of PROWs. The proposed receptors are potentially likely to be of a medium and sometimes high sensitivity, with a medium to high magnitude of change across the site, therefore it is important that the potential changes across the site are given adequate coverage and thereby allow adequate mitigation measures to be proposed.
 4. Where wide panoramas are available on site, these should not be truncated to fit the format, but the format planned to suit. For example, a double page spread across two A3 sheets in landscape format can provide a good layout. Where particularly extensive views are useful to show, it would be acceptable for the panoramas to be set out one above the other.
 5. I am commenting only on viewpoints within Eastleigh Borough.

Viewpoints

-

Viewpoint 7:

- a. Please supply check GPS location/grid ref to ensure photographic is located correctly on the Viewpoints Location Plan. Upon checking on site, it appears that the location this photograph was taken from may lie slightly further south along the woodland edge than shown.
- b. Please show full extent of view from this location as a panorama. It is acknowledged that you show a contextual panorama, but this is less useful due to the distortion, and will not be suitable for use when it comes to constructing the wireframes that will be required to assess effects, therefore does not provide an adequate baseline image.

The panorama should cover as much of the site and context as possible, looking from north west to south east. The image can be displayed across a double page spread in A3 landscape format as described above. This is because the view needs to be as representative as possible of the view of the receptor and provide as rich a visual baseline as possible.

Viewpoint 13:

This photograph should show the proposed development site in both directions, both east and west, as representative of a visual receptor on this PROW. If possible, this could capture the edge of the woodland west of the PROW. This viewpoint could therefore be represented by two panoramas, extending from the woodland edge to the PROW looking west and VP 13 as shown but instead of truncating continue across a double page spread.

Viewpoint 15:

Whilst VP15 is situated outside the borough boundary, I comment on it as from the point of view of providing representative visual effects, I suggest this VP either be moved to the edge of the site boundary, looking across the site, or be supplemented by an additional viewpoint from the centre of PROW crossing the field. I understand the driver to show the view from VP15 into the site, however due to the reasonable degree of existing mature vegetation for visual screening from this location, it is not completely representative of the experience of receptors using this PROW to cross the site and therefore could omit useful information.

Additional Viewpoints

-

Whilst wishing to avoid an overabundance of viewpoints, I would like to suggest the following additions for discussion.

-

- i) A additional viewpoint towards the northern point of Upperbarn Copse. This juncture is at a distinctive point on the PROW where views change from open fields to a view through woodland. This viewpoint should be looking south east through the aperture between the two blocks of woodland. This could potentially serve as an alternative for VP7, potentially moving VP 7 further south along the woodland edge.
- ii) There is no coverage of close views to the west of Upperbarn Copse, and VP 5 (outside the site boundary) will be likely to provide a very different perspective and assessment than for those receptors on PROWs within the site, although both are relevant. I suggest an additional viewpoint at a suitable juncture on the bridleway route west of Stoke Park Farm.

- iii) Additionally, the point where the footpath leaves Stoke Park Wood into what is currently open fields (within the development site), is potentially a key viewpoint, in terms of sensitivity, numbers of receptors and magnitude of change. Potentially this could provide a more useful viewpoint than VP6.
- iv) Please add viewpoints on the bridleway between the B3354 opposite The Fox & Hounds pub extending parallel to the southern edge of Park Hills Wood. Suggested locations for these are directly west of Jamesmead Farm and South of Park Hills Wood. (approx. grid ref 450000, 119646.62 or SU50,19NW). At both these locations views open out to the landscape beyond the bridleway. The two views each have a different character, therefore I don't think it would be an overstatement to include both. It could also be acknowledge that much of the bridleway is enclosed, although a horserider would tend to have a view most of the time over the hedge. Note also that views open out to the meadows for walkers when following the footpath where the bridleway splits away to follow the woodland edge and the footpath continues east towards Tippers Copse.

Cumulative effects

The current scenario within and surrounding the site is of a network of footpaths and bridleways through a mixture of agricultural and grazing land, and woodland. The PROWs link from suburban style settlements but once within the PROW network, views of development generally change character to a more rural nature, typically of occasional farmhouses and associated buildings.

Due to the scale of the site and the extensive existing access network, there is therefore a cumulative impact on visual receptors to be considered. It is important to make an assessment of this so that adequate and appropriate mitigation can be designed into the Landscape Masterplan and GI Strategy for the site.

The PROWs represent a valuable local resource in providing views and experience of the natural environment and the network as a whole is likely to be valued by visual receptors using these routes.

As set out in GLVIA3 (ref p22, amongst others)" LVIA has an important contribution to make to the achievement of sustainable development", including addressing "the effects of development on green infrastructure and also the potential for enhancing it".

Making an assessment of the potential cumulative effects as well as individual viewpoints will help to ensure this important landscape-scale resource is retained through identifying where mitigation is required and what this should look like, and therefore contributing to the quality of the overall proposals for the site.

Alice Harwood

Development Management - Implementation and Design Team

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Eastleigh Borough Council

From: Michal Nowak [<mailto:michal@deacondesign.co.uk>]

Sent: 04 May 2017 13:31

To: Harwood, Alice

Cc: Philip Deacon
Subject: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Dear Alice,

My name is Michal Nowak and I work with Deacon Design.

We are currently preparing a Landscape and Visual Impact Assessment (LVIA) baseline study of the proposed Fair Oak North Development Framework.

I was informed that you are familiar with this project and can provide formal advice regarding LVIA viewpoint selection on behalf of the Eastleigh Borough Council.

I attach our preliminary viewpoint selection which should be a good starting point for further discussions.

While this is a very large site and there are many possible viewpoints in the area, we have chosen 20 photographs that, I believe, provide a good representation of all types of views from key areas of potential visual impact around the site.

At this stage, I would be grateful if you could advise if there any other key locations that you think should be included in the final viewpoint selection for this particular site.

Once we have received similar responses from all key stakeholders I will issue an updated set of viewpoint for final comments.

I would be very grateful for your feedback.

If you would like to discuss it over the phone please let me know by email and I will call you back (I know you are in a meeting today).

With Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



Landscape Architecture | Masterplanning | Urban Design

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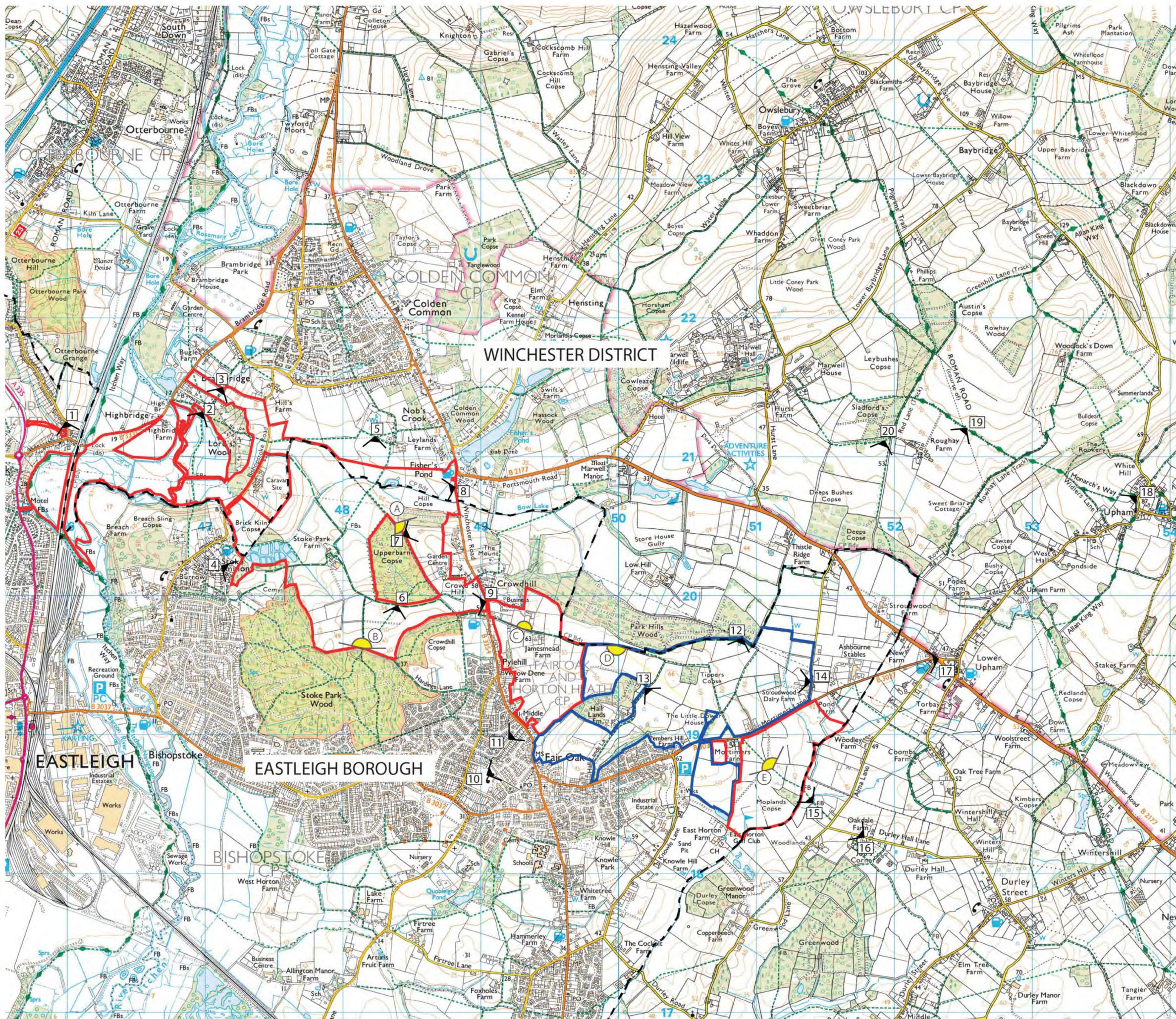
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KEY

- Highwood Land LLP
- Drew Smith Group
- Administrative boundaries



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Client
Highwood Land LLP

Project Name
Fair Oak North Development Framework

Drawing Title
Viewpoint Locations for Consultation

Drawing Number: **DD159PL9**

Date: 07/06/17 Scale: As Shown

Drawn by: MN Checked by: PD

From: CPenny@winchester.gov.uk
To: Alice.Harwood@eastleigh.gov.uk; Michal.Nowak
Cc: Philip.Deacon; JNell@winchester.gov.uk; sdunbar-dempsey@winchester.gov.uk
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation
Date: 15 June 2017 18:31:57
Attachments: [image007.png](#)
[image009.png](#)
[Eastleigh North Development Plan Viewpoints Review CMP.pdf](#)

Dear Michal,

Thank you for agreeing an extension of time to enable me to visit site and consider the additional viewpoints I feel may be beneficial to your LVIA.

I have now completed my desktop analysis and followed up with site visits to clarify. Here are my thoughts on the viewpoints you have proposed, in relation to the potential impacts upon the Winchester District. I have also made some broad observations on the proposals below, which may help inform your work. A copy of your "Development Framework Plan" is attached, annotated with the additional viewpoints I am suggesting below – I trust you can overlay this with your own viewpoints plans.

I have included some comments that relate to Eastleigh's side of the boundary. I wasn't able to speak to Alice today to discuss these, so I've included them here and copied her in.

Development Parcels

I note that most of the development parcels adjoining, or closest to, the north eastern part of the Winchester boundary shown on your "Development Framework Plan" are proposed to be Natural Public Open Space or Formal Recreation, with one parcel proposed as a Local Park and another as a school (at Crowdhill). I also note that some of these development parcels sit within or across the border of the Winchester District. These areas are currently designated as countryside in our local plan. Along the section of the Winchester boundary that runs south of Park Hills Wood are proposed housing parcels, and likewise along the boundary to the west of Alma Lane, albeit with a planted buffer along the edge of the proposed development.

Whilst some areas would change from 'countryside' to open space, rather than housing parcels, this does not mean that there will be no visual or landscape impact. Managed, publicly accessible landscapes are very different to open countryside; visually and in terms of their impact on landscape character and wildlife. I have therefore considered this, as well as that of the housing parcels and the link road.

Link Road

The proposed link road passes through the Winchester District at its northern end and along the boundary of the Winchester District to the south of Park Hills Wood. Some of this route runs along existing roads but in many places the link road is proposed along the line of existing field boundaries of hedges and trees, and also along the line of existing Public Rights of Way/Bridleways, according to the Hampshire County Council Rights of Way online maps. One such location also lies along the Winchester boundary (to the south of Park Hills Wood).

Consultation with the public and elected Members

I expect there will be a great deal of consultation with the public (whether face to face or via commenting on plans provided) and elected Members. In my experience, it is often helpful to demonstrate that a development can't be seen from a viewpoint, rather than simply saying that it can't be (because of landform or vegetation). As the landscape in this area is gently rolling with a high number of woodland blocks, of varying scales, the development is unlikely to be seen from some locations where the public will assume it would be. Therefore, some of the additional viewpoints I have suggested may not be helpful in showing where the development can be seen from, but will reassure the public that the development can't be seen from viewpoints they would assume it could be seen from.

Comments on proposed viewpoint locations

- Viewpoint 12 will be helpful in demonstrating the impact of housing from the bridleway and from our District boundary. I would suggest an additional viewpoint is added along the bridleway to the west of Stroudwood Lane (**Viewpoint A**). A winter view would be best, due to the intervening hedgerow; and consideration given to the viewpoint of riders on horseback vs the viewpoint of pedestrians.
- Viewpoints 15 and 16 will be helpful in demonstrating the impact of housing from PROWs and from within the Winchester District. However, an additional viewpoint at the junction of Greenwood Lane, the PROW and the golf course (**Viewpoint B**) would assist with this and would also offer a viewpoint from the golf course, which is a semi-public place and has users who could be affected by the proposals.

- Viewpoint 20 will be helpful in demonstrating the impact of the development from the South Downs National Park. I would suggest an additional viewpoint is added at the junction of Portsmouth Road and Hurst Lane (**Viewpoint C**) on the edge of the SDNP. Although the land is rising to the south here, this is a viewpoint that will reassure the public as there are no other viewpoints included in the area on your plan (I appreciate probably due to the high levels of vegetation cover).
- Viewpoints 2, 3, 5 and 8 are well placed to show the impact of the proposed new Natural Public Open Spaces. I would suggest as additional viewpoint is added to the west of the houses that sit to the south of Church Lane, Colden Common (**Viewpoint D**). A winter view would be best, due to the intervening hedgerow.
- I would suggest that additional viewpoints to demonstrate the impact of the link road on the Winchester District should be added along the PROW that crosses the proposed link road at Bishopstoke Lane (**Viewpoints E & F**) and on the PROW that crosses Highbridge Road south of Bugle Farm and Obleys, just north of Highbridge Estates (**Viewpoint G**). Another additional viewpoint that would help to demonstrate this impact is from the PROW that runs along the Itchen (the Itchen Way) north from Highbridge Road. A large gap exists in the vegetation that runs alongside the PROW and opens up potential views of the link road to the south west (**Viewpoint H**) – a lone Oak tree can be seen in the field through this gap to help you identify the location.

Comments that relate to Eastleigh side of the boundary (for Alice to consider, if she hasn't already)

There is a new public open space associated with a new housing development at Allbrook (north along Pittmore Road from Viewpoint 1). At present it is closed off, perhaps because it has not been transferred to the Borough or Parish Council. Given that this will soon be a key POS I think it would be beneficial to include a viewpoint from this site. Alice may be able to liaise with the developer to facilitate this. The adjacent public rights of way sit on the Winchester side of the boundary, but due to the vegetation running alongside these they do not provide particularly useful viewpoints for this exercise.

Having driven along Mortimers Lane today, I am surprised that viewpoints along this route have not been included. There is at present a clear change from edge of settlement to open countryside and the proposed development will completely change this. The impact for users of Mortimers Lane of having development on both sides of the road is likely to be significant. This is a route used by cyclists and horse riders as well as those in vehicles. In addition, the public right of way that runs north and south of Mortimers Lane, close to The Lodge at Mortimer's Farm (and running south across the golf course) would seem a suitable place for viewpoints, as this public right of way would go from being a route in open countryside to a route through a large housing estate.

I trust the above is helpful as you continue your work. If you have any questions please do not hesitate to contact me. I am in the office tomorrow.

Kind regards,
Clare

Clare Penny MA CMLI
Principal Landscape Architect

Winchester City Council
Council Offices, Colebrook Street
Winchester SO23 9LJ
Ext: 2482
Direct line: 01962 848 482

www.winchester.gov.uk



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From: Harwood, Alice [<mailto:Alice.Harwood@eastleigh.gov.uk>]
Sent: 31 May 2017 17:43
To: 'Michal Nowak'
Cc: Philip Deacon; Clare Penny; Jenny Nell
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Thanks Michal,

I'll endeavour to get some comments to you in line with your timescale. However, I will need to discuss with Graham Tuck and he is on leave this week, so it may not be until the end of next week rather than a week today.

In the meantime, if you have any other info with regard what has informed the viewpoints that would be helpful, in particular if you have run a ZTV (even if it's just a bare earth one) it would be handy to see it.

Many thanks,

Alice

From: Michal Nowak [<mailto:michal@deacondesign.co.uk>]
Sent: 31 May 2017 11:49
To: Harwood, Alice
Cc: Philip Deacon; CPenny@winchester.gov.uk; JNell@winchester.gov.uk
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Dear Alice,

Please find attached the viewpoint location plan for consultation, as requested.

Our internal deadline for a landscape and visual baseline study is mid June, so it would be very helpful if you could send your comments in approximately a week. However, this will be a draft version and we will have some time later on to make changes in line with your comments.

With Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



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From: Harwood, Alice [<mailto:Alice.Harwood@eastleigh.gov.uk>]
Sent: 30 May 2017 19:09
To: Michal Nowak <michal@deacondesign.co.uk>
Cc: Philip Deacon <phil@deacondesign.co.uk>
Subject: RE: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Michal,

Please could you email me your viewpoint location plan at A3? It is difficult to pinpoint the locations in the thumbnails.

Thanks,

Alice

Alice Harwood

Development Management - Implementation and Design Team
Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

023 8068

eastleigh.gov.uk @EastleighBC

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Eastleigh Borough Council

From: Michal Nowak [<mailto:michal@deacondesign.co.uk>]
Sent: 04 May 2017 13:31
To: Harwood, Alice
Cc: Philip Deacon
Subject: DD159 Fair Oak North Development Framework - LVIA viewpoints consultation

Dear Alice,

My name is Michal Nowak and I work with Deacon Design.

We are currently preparing a Landscape and Visual Impact Assessment (LVIA) baseline study of the proposed Fair Oak North Development Framework.

I was informed that you are familiar with this project and can provide formal advice regarding LVIA viewpoint selection on behalf of the Eastleigh Borough Council.

I attach our preliminary viewpoint selection which should be a good starting point for further discussions.

While this is a very large site and there are many possible viewpoints in the area, we have chosen 20 photographs that, I believe, provide a good representation of all types of views from key areas of potential visual impact around the site.

At this stage, I would be grateful if you could advise if there any other key locations that you think should be included in the final viewpoint selection for this particular site.

Once we have received similar responses from all key stakeholders I will issue an updated set of viewpoint for final comments.

I would be very grateful for your feedback.

If you would like to discuss it over the phone please let me know by email and I will call you back (I know you are in a meeting today).

With Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



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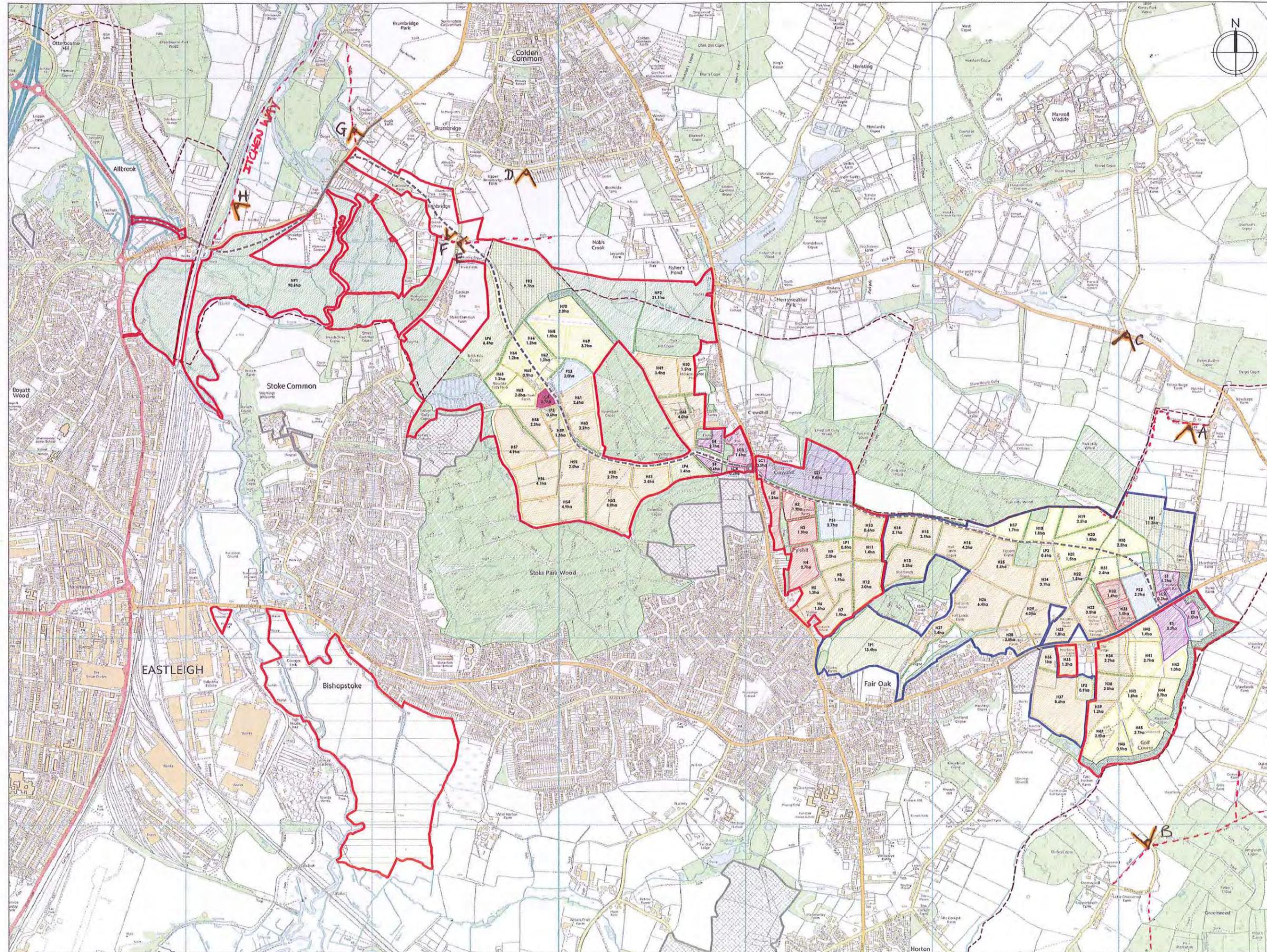
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- KEY**
- Highwood Land LLP
 - Drew Smith Group
 - Borough Boundary
 - Existing woodland
 - Existing hedgerow / tree belt
 - Strategic planting
 - Informal Public Open Space
 - Formal Recreation
 - Natural Open Space
 - Air Quality Mitigation Land
 - Distributor Road
 - Housing (high density)
 - Housing (medium density)
 - Housing (low density)
 - Primary school
 - Secondary School
 - Local centre / mixed uses
 - Employment
 - Site with planning permission for residential development
 - Site subject of separate allocation

ADDITIONAL
 VIEWPOINTS
 SUGGESTED
 CLARE PENINSULAR
 WINCHESTER
 CITY COUNCIL
 15/06/2017

Development Framework Plan

From: Ruth Childs
To: [Michal Nowak](#)
Cc: [Philip Deacon](#)
Subject: RE: DD159 Fair Oak North - South Downs NP Viewpoints
Date: 01 August 2017 14:29:20
Attachments: [image002.png](#)

Hi Michal,

Thanks for your email and sorry it's taken me such a long time to respond.

Also thanks for sending me through the ZTV – very useful.

I can provide comments in relation to locations but yes as you say this needs me to get out on site and I'm struggling to find any time currently. I do have time week commencing 21st August but imagine that is a little late for your time-frames.

I could however, as you suggest mark-up an OS map based upon the ZTV this week?

Thank you also for your comment regarding the illustrative viewpoints – I'm happy that these are 'key' ones only and I do think showing 'no views' particularly for points on plan which may well look like obvious views but in fact are not. This will be useful for consultations.

I'll press on and do a mark-up for you this week unless I hear otherwise.

Best wishes

Ruth

From: Michal Nowak [mailto:michal@deacondesign.co.uk]
Sent: 28 July 2017 11:54
To: Ruth Childs <ruth.childs@southdowns.gov.uk>
Cc: Philip Deacon <phil@deacondesign.co.uk>
Subject: DD159 Fair Oak North - South Downs NP Viewpoints

Dear Ruth,

Would you be able to specify the key viewpoint locations (or areas/footpaths we should visit) by mid next week?

We are planning a site visit for the end of next week (Friday or Saturday) and your help in advance would be much appreciated.

A simple mark-up on the plan would suffice.

Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



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From: Michal Nowak
Sent: 18 July 2017 22:33
To: Ruth Childs <ruth.childs@southdowns.gov.uk>
Cc: Philip Deacon <Phil@deacondesign.co.uk>
Subject: DD159 Fair Oak North - South Downs NP Viewpoints

Dear Ruth,

Thank you for your response.
Your comments are very helpful and generally in line with our thinking.

The only additional request I would have (the one you already anticipated), and that's only to avoid any future misunderstandings and potentially abortive work, is whether you could specify the locations of the additional viewpoints (maybe mark up an OS map?). To help you do it I am sending a ZTV for the proposed development up to 5km from the site boundary which we run using LIDAR data. We have found it much more informative than a bare ground ZTV, especially in the context of woodland areas surrounding this large site.

Due to the importance of the South Downs National Park and the future public consultation we are obviously happy to add key illustrative viewpoints (with no view of the site) to the baseline but, for obvious reasons, we would like to limit those only to the key locations – we already have a very high number of viewpoints and it is our intention to focus on the likely impacts. In any case will try to incorporate as much information as possible and practicable.

I recognise this request for specific locations might be difficult to respond to following only a desktop study and no site visit. But I hope the attached ZTVs will help. Also, if you are not sure, please simply highlight entire footpaths or viewpoints you would like to be checked and we can do it during our forthcoming site visit and take a number of photos to be discussed at a later stage. However, any specific comments would be very helpful.

If you need anything else, please let me know.

Regards,

Michal

Michal Nowak PIEMA
LVIA Consultant



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From: Ruth Childs [<mailto:ruth.childs@southdowns.gov.uk>]

Sent: 14 July 2017 17:27

To: Michal Nowak <michal@deacondesign.co.uk>

Subject: Eastleigh Viewpoints

Dear Michal,

Many thanks for providing us with the opportunity to comment on the proposed viewpoints from the National Park's point of view.

Firstly, I think from the plans to majority of viewpoints have been well identified. It is probably

worth saying that I support Clare Penny (15th June) and Alice Harwood's (14th June) comments in relation to the viewpoints – which you helpfully shared with me. They raise a number of points which are relevant to the National Park.

I was wondering if a ZTV has been produced in order to help inform some of these viewpoints? Given the complex topography I would think it could be easy to miss views which don't appear likely in plan, and perhaps a ZTV is a good way to go about this – I think it would help to either inform or ensure the Study Area is appropriate.

I'm keen to ensure that the viewpoints chosen and the subsequent masterplan design changes made through the iterative design process, take account of both key views from within the National Park (which is particularly rural at this location), and respect and respond to the setting of the National Park – both in terms of its visual and landscape setting. The Baseline evidence you generate for both landscape and visual will be able to consider and understand the National Park's purposes and special qualities and how far the site goes to influencing these, in order to inform the assessment.

From an SDNP point of view I'm keen to ensure the following related experiential changes particularly relevant to the National Park, in the landscape are assessed:

1. Views and Visibility – see my separate comments regarding viewpoints below.
2. Tranquillity
3. Dark Night Skies

1) Views and Visibility

Clare made a very good point in relation to the inclusion of 'no views' for the benefit of communicating this evidence to the public – the role of LVIA, and noting the consultations that will be undertaken. I would certainly support this as it relates well to key locations within the Park, which may be perceived to contain views.

These might include, as examples:

- The bridleway which follows the SDNP boundary from Stroudwood Farm along Deeps Copse.
- The bridleway along the edge of Cowleaze Copse close to Marwell.
- Any views from Promoted Routes such as the Itchen Way (See Clare's viewpoint H), both within and outside of the SDNP.

You'll be doing this anyway but obviously from an SDNPA point of view, we're very keen to ensure an understanding of the (landscape and visual) impact the scheme, which is of a significant size, is likely to have on the SDNP as part of the LVIA. The views selected will need to ensure this part of the assessment can be undertaken with confidence. Also, this may relate back to how you decide to deal with the site; either as a single development or as phases and then considering their cumulative impact.

Currently I would request that some additional viewpoints within the Park are selected in order to help you to understand the effects. To do this accurately the 'no view' viewpoints will obviously be required. I'm concerned that views from within the Park whilst closer to the site are not possible, but *may* be possible further away where the land is much higher – so I would stress not to rely upon proximity only in viewpoint selection. It would help you in your

assessment to know either way. The area proposed for development is 6km long, so the likelihood is at least parts of this development are likely to be seen from somewhere within the Park, either as glimpsed or full views. Currently I don't think there are enough viewpoints chosen to be able to undertake this part of the assessment.

I know you will, but it would also be helpful to consider winter views – particularly for those viewpoints perhaps ruled out based on summer views only. Similarly, the SDNP Special Qualities are also important and will be recognised and assessed through the LVIA – it's baseline and subsequent impact assessment. The seasonal differences may also impact upon night time effects of lighting.

Night-time views will also be key when assessing overall impact on the SDNP – these relate to direct visual effects but also in their impact upon dark night skies. In these examples the whole development is likely much more significant in how it affects the SDNP and people's experience. This will need to be assessed as part of the LVIA.

The SDNPA Viewshed Study may also be helpful in identifying key views.

2. 3.) I include these 2 because they are obviously closely linked to views and visual amenity, and I don't think views can be considered without these aspects, particularly on such a large scheme. Despite the distance, a development of this scale has the potential to impact those living in and enjoying the National Park (see second purpose). As a result the impact upon both tranquillity and dark night skies should be objectively assessed through the LVIA as a key perceptual and aesthetic component of landscape. The baseline evidence for these should therefore be gathered, to enable an objective understanding of the change and ultimate impact.

I'm afraid I didn't have time before today to visit the area – I would normally, but also was very aware of your timescale. So the viewpoints I've identified are based on desktop research. In fact my suggestions are simply just to increase the representation of views to and from the National Park to ensure this assessment has enough evidence in the baseline. If you'd like more specific input however, just let me know.

Indeed I'm more than happy to offer further input, if you would find that helpful, as I think this scheme is worth getting right in landscape and visual terms. Certainly I'd expect the Masterplan to change based upon the LVIA baseline evidence generated certainly GI will be a key part of this.

With best wishes

Ruth

Ruth Childs
Landscape Officer
South Downs National Park Authority
Tel: 01730 819279
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